

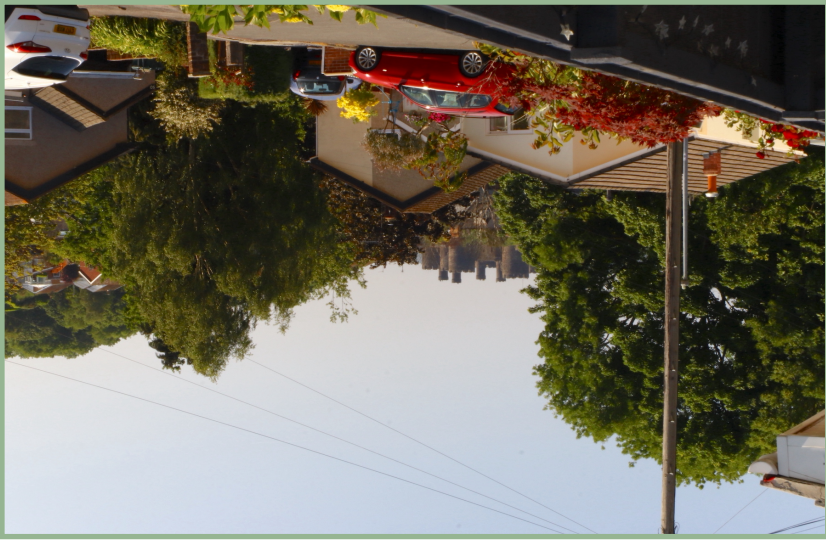
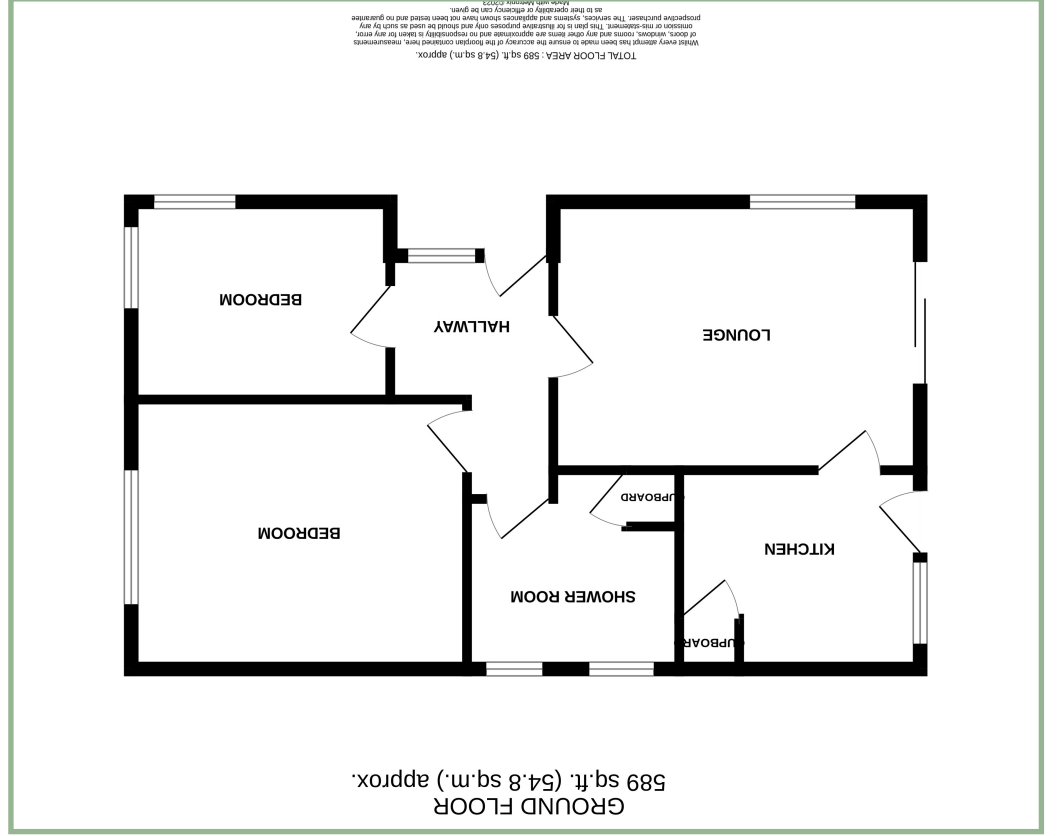
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property; if there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	69 C	
81-91	B		87 B
92+	A		



Two Bedroom Detached Bungalow Enjoying A Corner Plot

Description

A well presented two bedroom detached bungalow occupying a corner plot and enjoying views of Conwy castle and the countryside.

Situated within easy walking distance to the shops and amenities in both Gyffin and Conwy town.

The accommodation comprises: Open porch, hallway, double aspect lounge with sliding patio doors onto the garden, kitchen with electric oven and hob and space and plumbing for a washing machine and fridge/freezer and breakfast bar area. Two bedrooms and shower room with walk-in shower area. UPVC double glazing and gas fired Worcester combination boiler.

To the outside there is a good size driveway (ideal for cars and a motorhome) and lawned gardens to front and side with a large selection of plants and flowers. There is a fence and gated side garden which is laid to flagstones with a decked seating area with pergola over, raised flower beds and timber shed.

- ✓ LIGHT & WELL PRESENTED TWO BEDROOM DETACHED BUNGALOW
- ✓ OCCUPIES A CORNER PLOT WITH GOOD SIZE DRIVEWAY
- ✓ ENJOYS CONWY CASTLE & COUNTRYSIDE VIEWS
- ✓ EASY ACCESS TO THE SHOPS, AMENITIES & BUS STOP

Hall

9' 2" x 6' 2" max 2.79m x 1.87m



Lounge

14' 11" x 10' 10" 4.54m x 3.30m



Kitchen/Breakfast Room

8' 1" x 9' 7" 2.46m x 2.92m



Bedroom One

10' 11" x 13' 7" 3.32m x 4.14m



Bedroom Two

8' 2" x 10' 6" 2.49m x 3.20m



Shower Room

8' 7" x 8' 2.61m x 2.43m



Location

The historic walled town of Conwy is located on the banks of the River Conwy and is famous for its Castle. There is a busy harbour marina, golf course, wealth of local shops, medical centres, library, banks and schools and is located on a main bus route. The A55 Expressway for easy access to Chester and motorways, is nearby.

Directions

Proceed out of the Conwy office, left onto Uppergate Street through the arch, take the first left onto St. Agnes Road, follow the road down and turn left into Maes Gweryl. Proceed down the hill bearing left and number 15 will be found.

Council Tax Band: C (provided on www.voa.gov.uk)

Energy Efficiency Rating: D

2 Bedroom
Detached Bungalow

15 MAES GWERYL
CONWY
LL32 8RU

£250,000

Reference Number: FP7751

Fletcher & Poole,
3 Lancaster Square,
Conwy, LL32 8HT

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

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fax: 01492 583616
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web: www.fletcherpoole.com

