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Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	72 C	
81-91	B		88 B
92+	A		



# Well Planned Two Bedroom Detached Bungalow

## Description

A well-planned and spacious 2 bedroom detached bungalow on a sizeable plot with a gated driveway and Solar Panels, located in the highly sought after residential location of Llanrhos. This property is located perfectly located between Llandudno and Deganwy and enjoys far reaching views to Llandudno and the Great Ormes from the first floor Attic room.

The accommodation comprises; Entrance via a Porch, into a good-sized Hallway, where two good sized double bedrooms are located, spacious Lounge, four-piece Bathroom, Dining Room where stairs are located to the Attic Room, through to the Fitted Kitchen, with space for fridge/freezer, washing machine, integrated dishwasher, electric oven, hob and extractor fan. From the Kitchen leads the conservatory with French Doors out onto the rear private garden.

To the outside, driveway parking with space for two/three cars, low maintenance front garden, rear garden with decked area, greenhouse and outbuilding with fenced boundary. UPVC double glazing, gas fired combination boiler, Solar Panels with 9 years warranty remaining.

- ✓ TWO BEDROOM PLUS HOBBY ROOM DETACHED BUNGALOW ON A SPACIOUS PLOT
- ✓ GOOD SIZED LOW MAINTENANCE GARDENS
- ✓ SOUGHT AFTER RESIDENTIAL LOCATION WITH VIEWS TOWARDS THE GREAT ORME
- ✓ PRIVATE GATED SPACIOUS DRIVEWAY
- ✓ CONSERVATORY AND ADDITIONAL OUTBUILDING TO THE REAR

## Hallway

## Lounge

13' 11" x 12' 4.24m x 3.66m



## Kitchen

13' 7" x 8' 11" 4.14m x 2.71m



## Dining Room

12' 10" x 8' 11" 3.91m x 2.71m



## Conservatory

12' 1" x 7' 9" 3.68m x 2.36m



## Bedroom One

13' 10" x 8' 11" 4.21m x 2.71m



## Bedroom Two

11' 6" x 10' 3" 3.50m x 3.12m

## Bathroom

7' 11" x 7' 4" 2.41m x 2.23m



## Attic Room

26' 3" x 10' 3" 8.00m x 3.12m

## Location

The property is located in the quiet residential area of Llanrhos on the outskirts of the busy coastal resort of Llandudno with its wealth of shops and other amenities, Victorian Pier and Promenade, Theatre, Ski Slope and Swimming Pool. In Llanrhos, you will find the charming St Hilarys Church, and nearby is the luxurious Bodysgallen Hotel and Spa. Llanrhos is in a slightly elevated position, backing on to the Deganwy Vardre which is great for walking. It's only a short distance from Deganwy itself, which has little cafes and restaurants, along with the Deganwy Quay Hotel. It is convenient for the A55 for easy access to Chester and the motorways beyond. The walled town of Conwy is also within a short distance

## Directions

From our Conwy office go back over the bridge and turn left at the roundabout for Deganwy. At the roundabout take the first exit to Deganwy. Continue towards Deganwy, then turn right onto Pentwyn Rd/B5115. Continue to follow B5115. At the roundabout, take the 1st exit onto Bryn Lupus Rd, Turn left onto Maes-Y-Castell, Turn right to stay on Maes-Y-Castell, Turn right onto Cefn-Y-Bryn and follow the road up where you will find number 13 on your right hand side.

Council Tax Band: D (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: C

## 2 Bedroom Detached Bungalow

13 CEFN Y BRYN  
LLANRHOS  
CONWY  
LL30 1NH

£295,000

Reference Number: FP7801

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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