

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
DIAMOND COLLECTION



Immaculately Presented Four Bedroom, Modern Detached Home

Description

A spacious and immaculately presented four-bedroom modern home built in 2017 with stunning views, built by the award-winning Beech Developments. Gwel Y Mor is ideally located in the popular residential location of Dwygyfylchi, close to the historic walled town of Conwy, enjoying sea views and views of Conwy Mountain and the distant Great Orme. Built with energy efficiency in mind, all of Beech Homes have renewable technology to include; solar photovoltaic technology and positive input ventilation to help cut heating costs and maintain good air quality.

The accommodation comprises: Entrance hallway, downstairs WC, Lounge with bay window, open plan Kitchen/Diner/Family room with integrated appliances and Quartz worktops with double doors onto the garden. Utility room with internal door into the garage. To the first floor: Landing, master bedroom with ensuite shower room, two further double bedrooms, a single bedroom/study and bathroom with storage. UPVC double glazing and gas central heating with separate hot water cylinder which is powered by solar panels.

To the outside there is driveway parking, single garage, low maintenance front and rear gardens with paving, artificial grass and fenced boundaries.

- * IMMACULATELY PRESENTED FOUR-BEDROOM DETACHED HOUSE BUILT IN 2017
- * SOUGHT AFTER & CONVENIENT LOCATION WITH STUNNING VIEWS
- * ENERGY EFFICIENT HOME WITH SOLAR PANELS
- * DRIVEWAY PARKING AND INTEGRAL SINGLE GARAGE

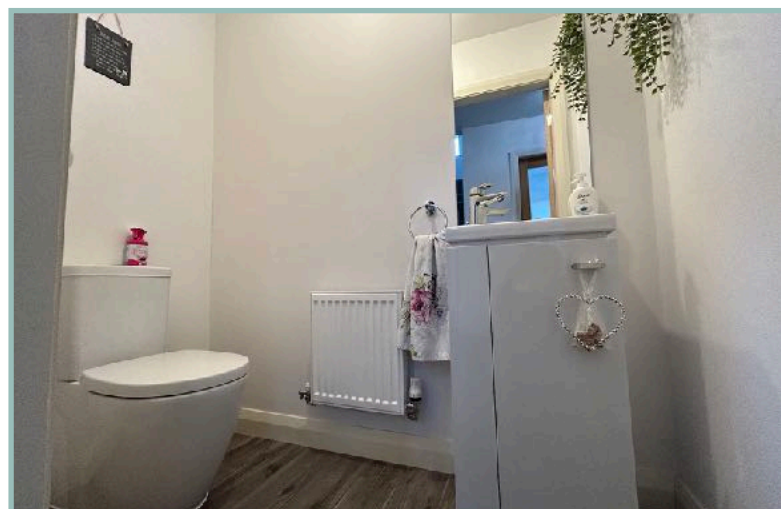
Entrance Hall

17' 1" x 3' 8" 5.21m 1.11m



Cloakroom

6' 3" x 2' 11" 1.90m x 0.88m



4 Bedroom Detached House

31 GWEL Y MOR
DWYGYFYLCHI
CONWY
LL34 6SB

£375,000

REDUCED FROM £385,000

Reference Number: FP7832

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:

tel: 01492 583100
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

Location

Dwygyfylchi is a picturesque village located at the bottom of the Sychnant Pass and is on the edge of the Snowdonia National Park. It is near Penmaenmawr with its local shops and amenities and close to the A55 Expressway for easy access to Conwy, Bangor or Chester.

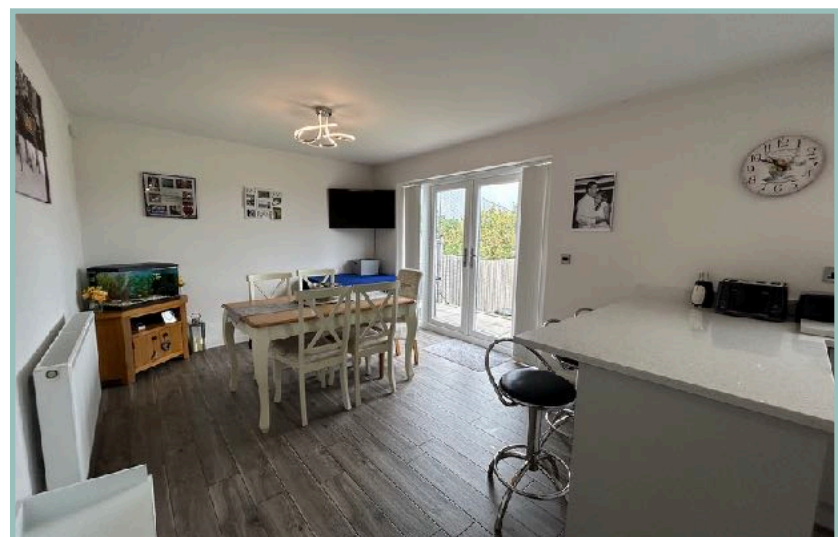
Directions

From our Conwy office take the A55 in the direction of Bangor. Proceed through the tunnel and take the first left turning off the A55 signposted Dwygyfylchi, onto Glan Yr Afon Road, follow the road to the right towards the village, turn right onto Gwel Yr Aber, then right onto Gwel Y Mor, turn left to stay on Gwel Y Mor where number 31 can be found on the left next to the park.

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

Energy Efficiency Rating: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Lounge

19' x 12' 2" 5.79m x 3.71m

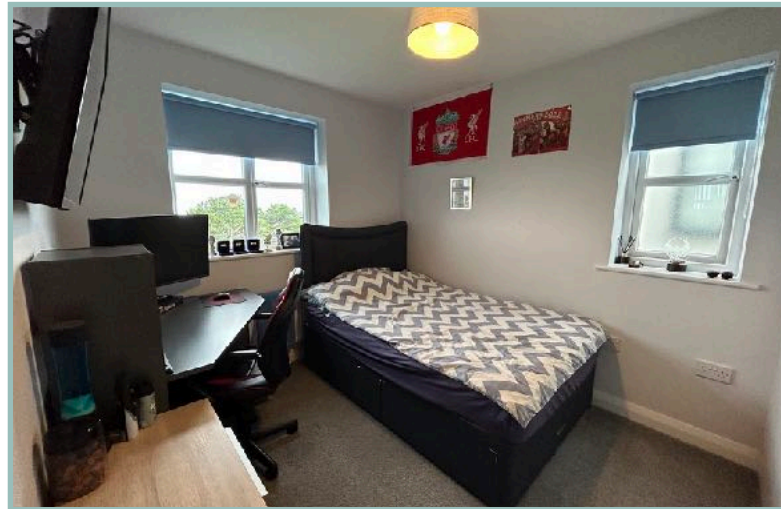
Kitchen/Diner

25' 2" x 10' 9" 7.67m x 3.27m



Bedroom Three

11' 2" x 8' 6" 3.40m x 2.59m



Utility Room

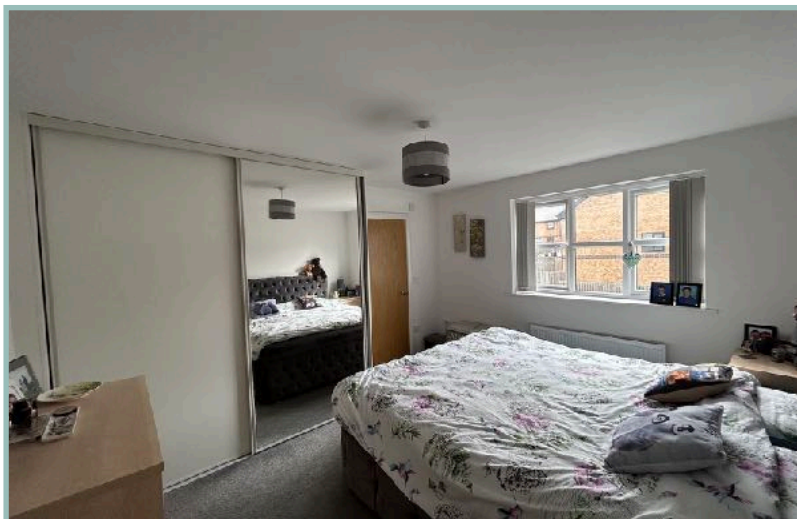
6' 3" x 5' 9" 1.90m x 1.75m

Landing

16' 2" x 6' 4.93m x 1.82m

Bedroom One

13' 2" x 11' 10" 4.01m x 3.60m



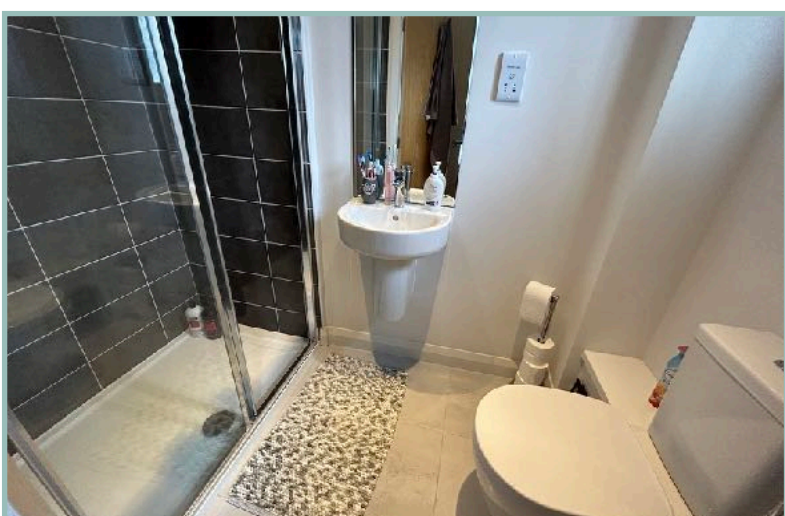
Bedroom Four/Study

9' 2" x 7' 9" 2.79m x 2.36m



En-Suite Shower Room

7' 4" x 3' 11" 2.23m x 1.19m



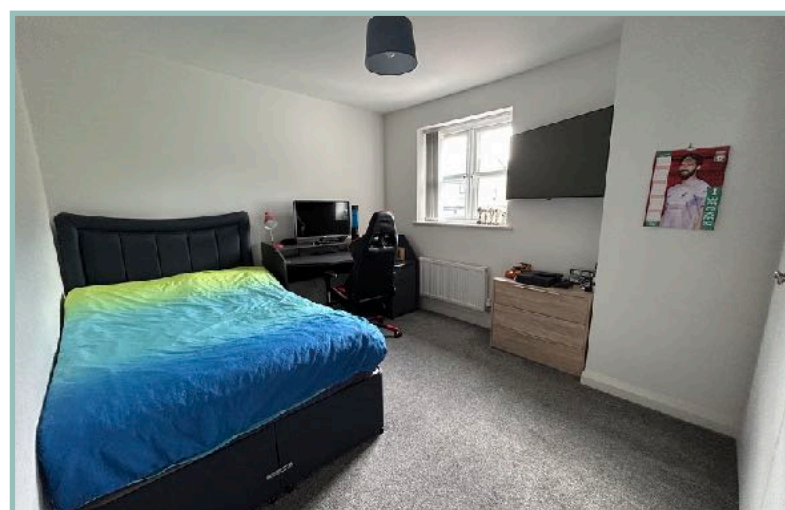
Bathroom

7' 9" x 7' 4" 2.36m x 2.23m



Bedroom Two

12' 10" x 9' 10" 3.91m x 3.00m



Garage

19' x 8' 7" 5.79m x 2.61m

