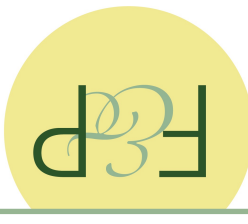
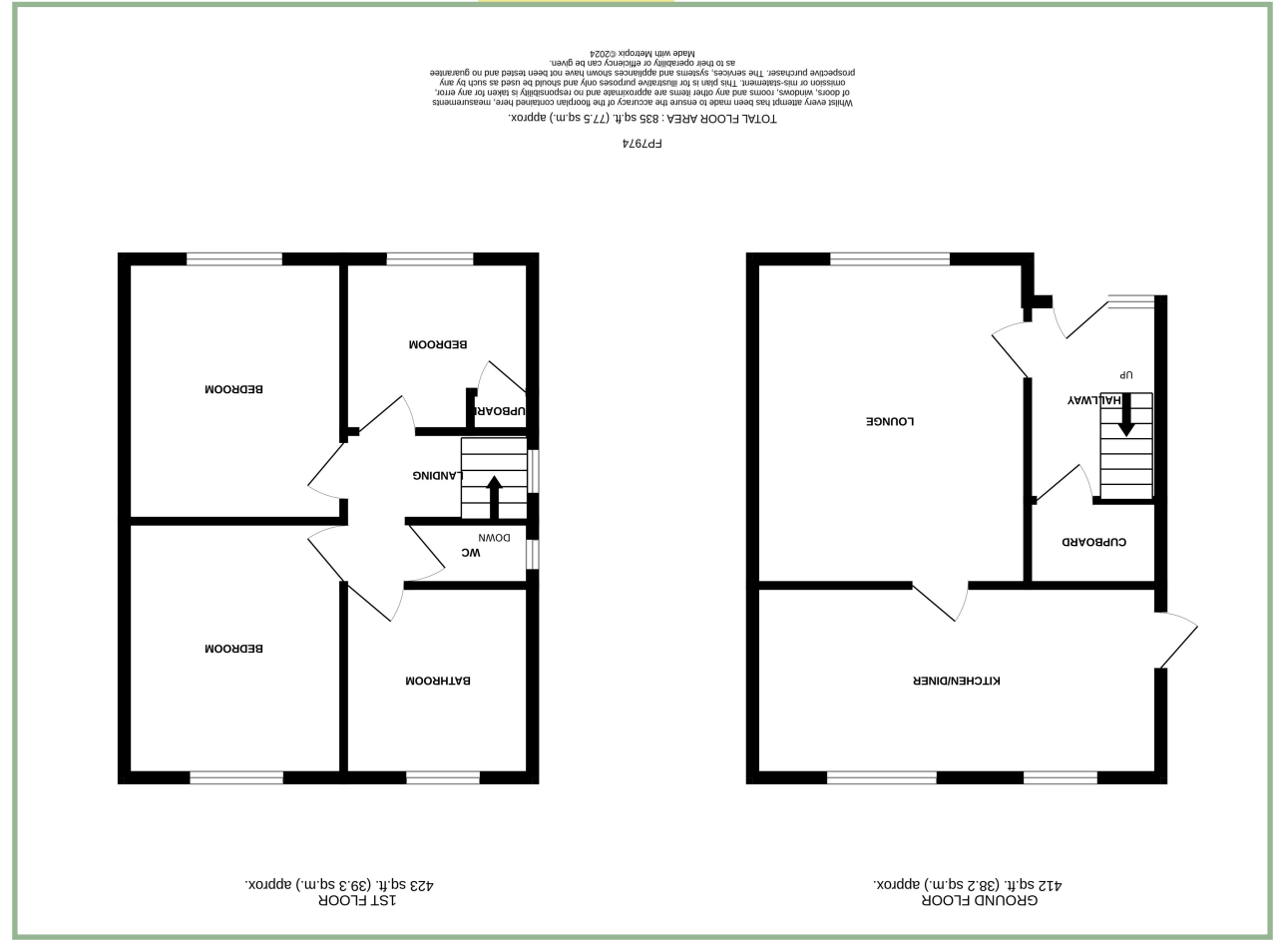


We endeavor to make our sales details accurate

Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	67 D	
69-80	C		
81-91	B		84 B
92+	A		



Three Bedroom Semi Detached Home Enjoying Sea & Mountain Views

Description

A light and well planned three bedroom semi detached home enjoying sea and mountain views. The property is located within walking distance to the shops, beach and primary school and allows for easy access to commuting to the A55.

The accommodation comprises: Entrance hallway with under stairs store cupboard, lounge, kitchen/diner.

To the first floor: landing, three bedrooms, bathroom and separate W.C. UPVC double glazing and gas fired central heating.

To the outside the is driveway parking, garage, lawned front garden and good size lawned rear garden with timber shed.

- ✓ THREE BEDROOM SEMI DETACHED HOME
- ✓ ENJOYS SEA AND MOUNTAIN VIEWS
- ✓ CLOSE TO THE SHOPS AND PRIMARY SCHOOL
- ✓ GOOD SIZE REAR GARDEN
- ✓ DRIVEWAY & GARAGE
- ✓ FREEHOLD
- ✓ NO CHAIN

Hallway

8' 11" x 5' 11" 2.71m x 1.80m

Lounge

14' 7" x 12' 4" 4.44m x 3.76m



Kitchen/Diner

18' 9" x 8' 7" 5.72m x 2.61m



Landing

8' 11" x 8' 9" 2.71m x 2.66m

Bedroom One

11' 9" x 9' 11" 3.58m x 3.02m



Bedroom Two

11' 7" x 9' 11" 3.53m x 3.02m

Bedroom Three

8' 7" x 8' 8" 2.61m x 2.64m

Bathroom

8' 8" x 5' 6" 2.64m x 1.67m



W.C

5' 11" x 2' 10" 1.93m x 1.93m

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. Take the first turning off signposted Dwygyfylchi, pass the church on your left hand side and continue along this road, turn left into Gwynan Park, then right, where number 60 can be found on the right.

Council Tax Band: C (provided on www.voa.gov.uk)
Energy Efficiency Rating: D



3 Bedroom Semi Detached Home

60 Gwynan Park
Dwygyfylchi
LL34 6RR

NO CHAIN

£180,000

Reference Number: FP7947
13/2/2024

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
fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

