

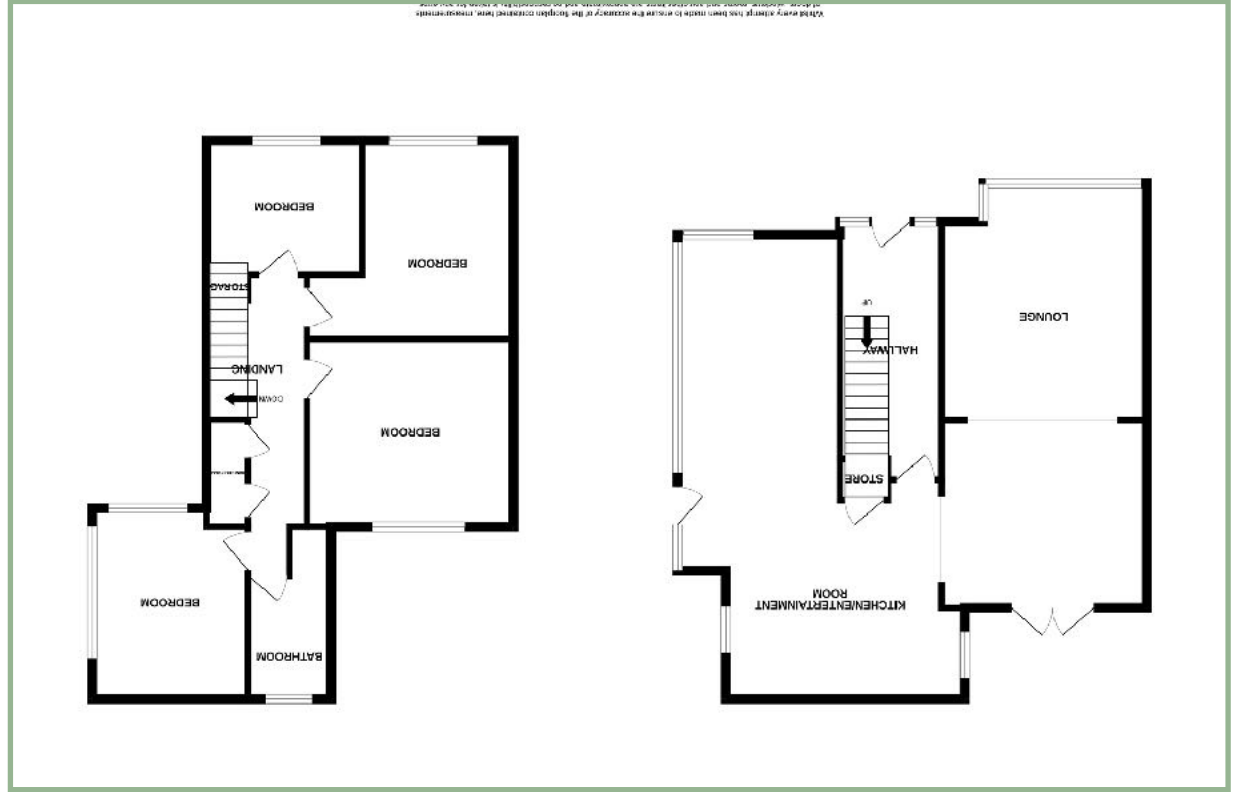
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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.

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Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E	53 E	
55-68	D		
69-80	C		80 C
81-91	B		
92+	A		



Extended And Well Planned Four Bedroom Semi Detached Home With Far Reaching Views

Description

An extended and well planned four bedroom semi detached home benefitting from far reaching countryside views. The property has been extended to the side and rear and the current owners have modernised the downstairs throughout.

Situated in the small hamlet of Dolwyd, Afallon is ideally located for walking to the local shops and is just a short drive into the historic town of Conwy and easy access to the A55.

The accommodation comprises: entrance hallway, good size lounge with electric feature fire and French doors opening out onto the garden, large, modern fitted kitchen/entertainment room with storage cupboard, an inbuilt Bluetooth ceiling speaker (worked via an app), island, integrated fridge/freezer, washing machine and dryer, slimline dishwasher, wine cooler and a 5 ring gas hob.

To the first floor: landing with airing cupboard housing the boiler, three large double bedrooms, one single bedroom and a family bathroom with a corner bath and separate shower.

UPVC double glazing and gas fired central heating system.

To the front it is walled with steps leading up the property, the garden is landscaped with a large, flagged patio area and a raised seating area where the lovely views can be enjoyed. There is also a double garage. To the rear there is an enclosed garden laid to lawn with walled and fenced boundaries.

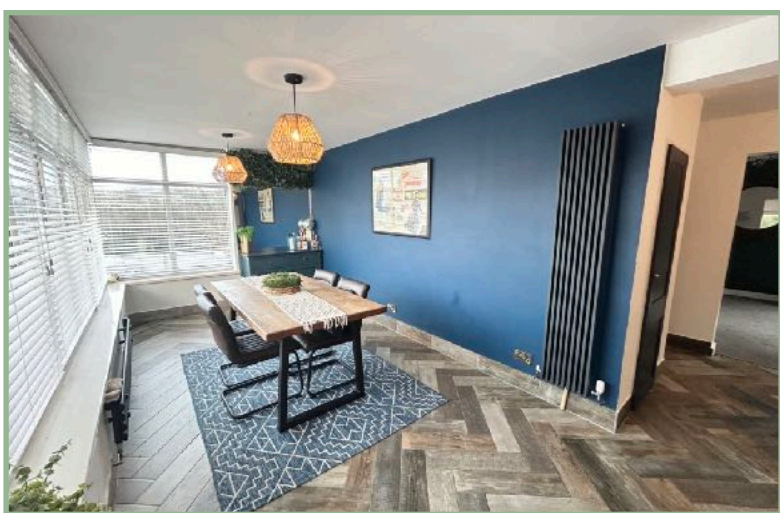
- ✓ EXTENDED AND WELL PLANNED FOUR BEDROOM SEMI DETACHED HOME
- ✓ CURRENT OWNERS HAVE MODERNISED THE DOWNSTAIRS THROUGHOUT
- ✓ LARGE, MODERN KITCHEN/ENTERTAINMENT ROOM
- ✓ FRONT AND REAR GARDENS
- ✓ FREEHOLD

Hallway

15' 10" x 5' 11" 4.82m x 1.80m

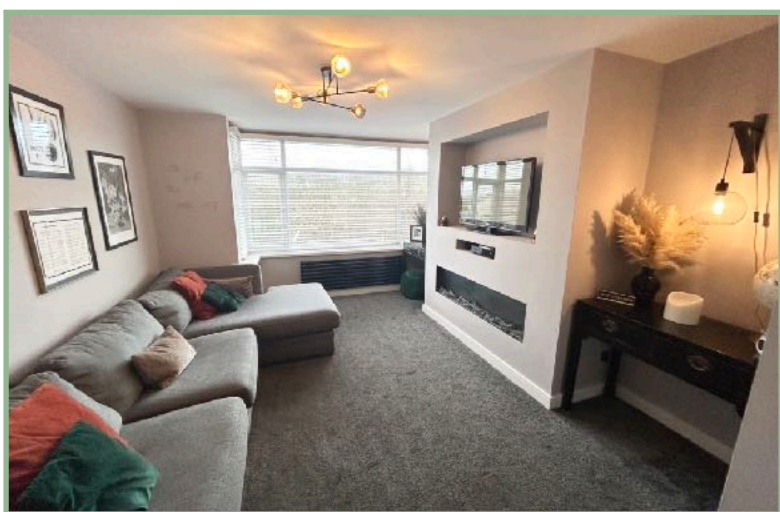
Kitchen/Entertainment Room

28' 9" max x 15' 7" max 8.77m x 4.75m



Lounge

26' x 12' 2" 7.93m x 3.71m

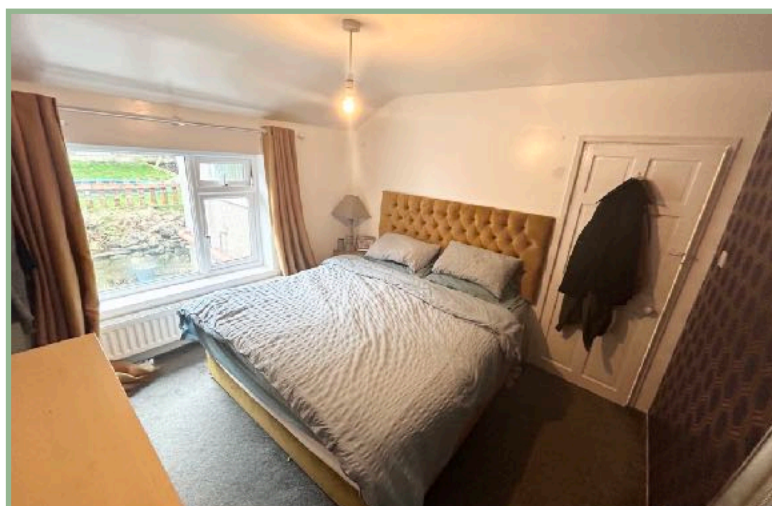


Landing

18' 10" max x 2' 10" 5.74m x 0.86m

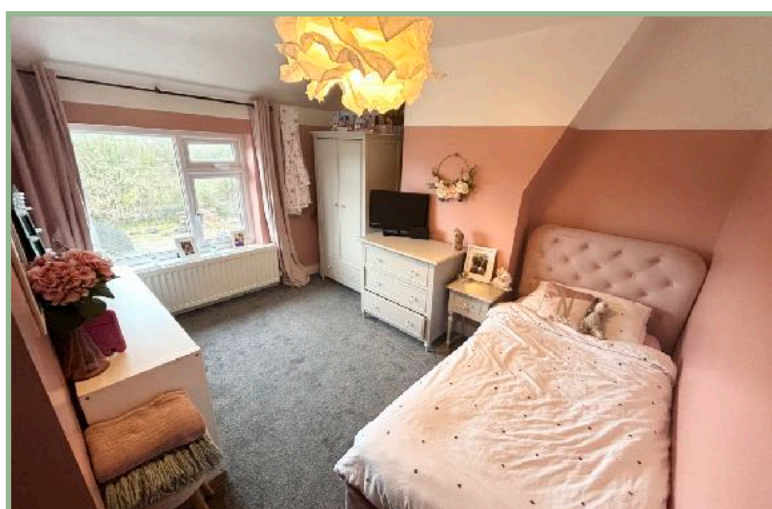
Bedroom One

10' 6" x 11' 3.20m x 3.35m



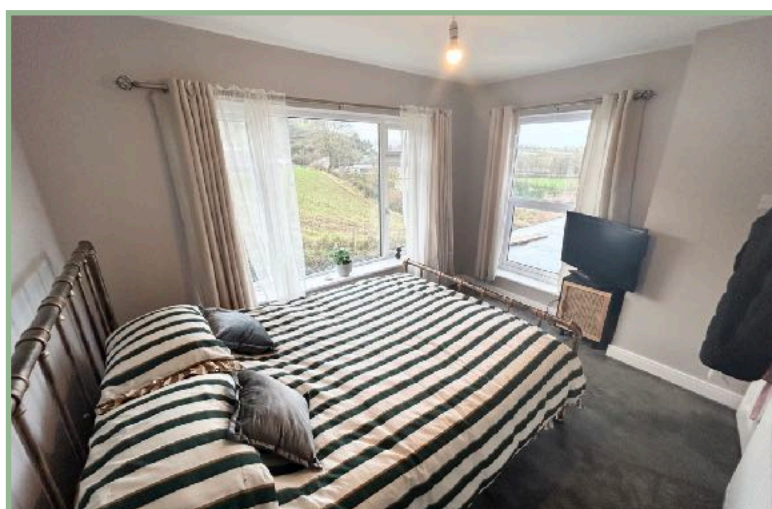
Bedroom Two

11' 10" x 12' 3" 3.60m x 3.73m



Bedroom Three

11' 4" x 8' 10" 3.45m x 2.69m



Bedroom Four

9' 3" x 7' 4" 2.82m x 2.23m

Bathroom

7' 4" x 5' 5" 2.23m x 1.65m

Double Garage

14' 11" x 13' 7" 4.54m x 4.14m

Location

The property is located in the small hamlet of Dolwyd. It is conveniently located for the A55 dual carriageway for easy access to Chester and the motorways beyond.

Directions

From our Conwy office proceed under the archway, turn right and follow the one way system over Conwy Bridge. At the roundabout take the third exit, at the second roundabout take the 2nd exit and turn left onto the A55. Take exit 19 and at the roundabout take the 4th exit onto Conway Road. At the mini roundabout take the first exit, proceed down this road. Turn right at the bus stop and Afallon can be found on the left.

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

Energy Efficiency Rating: E

4 Bedroom Semi Detached Home

Afallon
Dolwyd
Mochdre
LL28 5HP

£285,000

Reference Number: FP7912
15/12/2023

Fletcher & Poole,
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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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web: www.fletcherpoole.com

