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www.fletcherpoole.com

Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	62 D	
69-80	C		
81-91	B		87 B
92+	A		



# Well Presented Three Bedroom Semi Detached House Enjoying Countryside Views

## Description

A well presented and spacious three bedroom semi detached home situated in a small hamlet enjoying far reaching countryside views. The property is just a short drive into the historic town of Conwy and easy access to the A55. The accommodation comprises: hallway, good size lounge and dining room which have been knocked through into one room and kitchen with gas hob, space for a washing machine and fridge and under the stairs storage.

To the first floor: landing, two double bedrooms, one where the lovely countryside views can be enjoyed, a single bedroom and a modern bathroom.

UPVC double glazing and gas fired central heating system.

To the front there are steps leading up to the front door and there is a large flagged patio area with low maintenance borders. To the rear there is an enclosed garden with a decking area to the bottom and steps lead up to a large paved patio area.

- ✓ WELL PRESENTED & SPACIOUS THREE BEDROOM SEMI DETACHED HOME
- ✓ ENJOYS FAR REACHING COUNTRYSIDE VIEWS
- ✓ LOCATED IN A SMALL HAMLET
- ✓ ENCLOSED REAR GARDEN
- ✓ FREEHOLD
- ✓ NO CHAIN

## Hallway

16' x 6' 4.87m x 1.82m



## Lounge

12' 4" x 11' 10" 3.75m x 3.60m



## Dining Room

12' 4" x 11' 1" 3.75m x 3.38m



## Kitchen

14' 5" x 7' 9" 4.38m x 2.37m



## Store Cupboard

2' 10" x 2' 0.87m x 0.61m

## Bedroom One

12' 4" x 11' 11" 3.76m x 3.64m



## Bedroom Two

12' 3" x 12' 9" 3.72m x 2.89m



## Bedroom Three

8' x 6' 1" 2.42m x 1.84m

## Bathroom

6' 5" x 6' 1.96m x 1.82m



## 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 Conwy Road. At the mini roundabout take the first exit, proceed down this road. Turn right at the bus stop and Gwynfryn can be found on the left.

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

## 3 Bedroom Semi Detached Home

Gwynfryn

7 Old Conway Road

Dolwyd

Mochdre

LL28 5HP

**NO CHAIN**

**£195,000**

**REDUCED FROM £210,000**

Reference Number: FP7913  
20/12/2023

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](mailto:conwy@fletcherpoole.com)

web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

