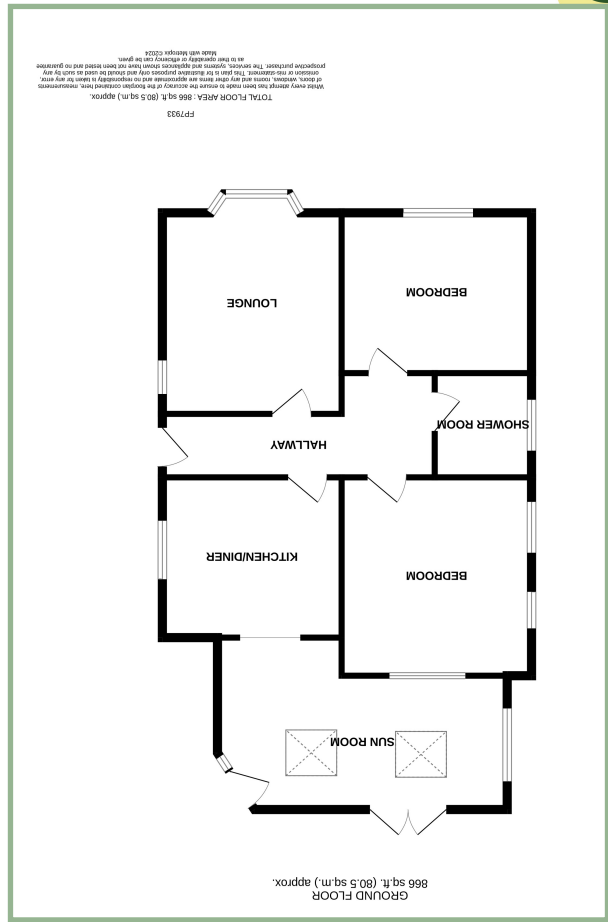
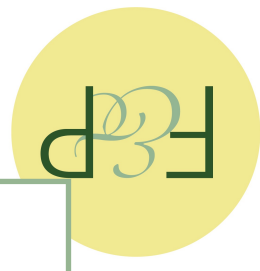


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com

# Fletcher & Poole



# Beautifully Presented Two Bedroom Detached Bungalow

## Description

A beautifully presented and extended two bedroom detached bungalow situated in a convenient location for Llandudno, Deganwy, Conwy and the A55.

This lovely home enjoys a warm and cosy feel with modern kitchen and shower room and a lovely sunroom overlooking the private rear garden.

The accommodation comprises: Entrance hall, lounge with multi fuel burner, kitchen/diner with electric range, space and plumbing for a washing machine, dishwasher and fridge and access into the sunroom which has a single and double door into the rear garden. Two double bedrooms and a modern shower room.

UPVC double glazing and a recently installed Baxi combination boiler (4 months old).

To the outside there is driveway parking, garage with power and light and a pretty front garden with established plants and shrubs, a side gate provides access into the south facing rear garden which has a flagged patio seating area, lawn and well planted flower beds.

- ✓ BEAUTIFULLY PRESENTED DETACHED TWO BEDROOM BUNGALOW
- ✓ LOVELY PRIVATE SOUTH FACING REAR GARDEN
- ✓ SUNROOM WHICH OPENS ONTO THE REAR GARDEN
- ✓ MODERN KITCHEN & SHOWER ROOM
- ✓ COSY LOUNGE WITH MULTI FUEL BURNER
- ✓ CONVENIENT LOCATION
- ✓ FREEHOLD

## Hallway

15' 7" x 6' 4" 4.75m x 1.93m

## Lounge

14' 3" x 11' 7" 4.34m x 3.53m



## Kitchen

11' x 11' 7" 3.35m x 3.53m



## Sunroom

17' 8" x 11' 1" 5.38m x 3.38m



## Bedroom One

12' 3" x 10' 4" 3.73m x 3.15m



## Bedroom Two

10' 4" x 10' 10" 3.15m x 3.30m



## Shower Room

6' 7" x 6' 2" 2m x 1.87m



## Garage

16' 11" x 11' 2" 5.15m x 3.40m

## 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. 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. Proceed along this road passing the Deganwy Quay on the left hand side. Continue past the shops and take the right hand fork onto Deganwy Road. The road merges onto Bryn Lupus Road, turn left onto Hill View road, first right onto Grange road where number 2 can be found on the right.

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

Energy Efficiency Rating: D

## 2 Bedroom Detached Bungalow

2 Grange Road  
Llanrhos  
LL30 1SN

**£285,000**

Reference Number: FP79133  
25/1/2024

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

