

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.

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

Fletcher & Poole  
DIAMOND COLLECTION



# Refurbished & Extended Three Bedroom Contemporary Detached Bungalow

## Description

A spacious, stylish and contemporary detached three bedroom bungalow situated in a highly desirable location close to the park, promenade, shops and walks on Nant Y Gamar.

The current owners have reconfigured and refurbished this home to a very high standard with an open plan living space which opens out into the garden, ideal for entertaining.

The accommodation comprises: Entrance porch/vestibule, large hallway which opens into the modern kitchen/breakfast area with an integrated fridge, double built in oven and micro/oven, induction hob, warming drawer, dishwasher, hot tap and Quartz worktop and recessed wine display. The lounge area has a contemporary electric log effect fire, apex ceiling and swing and slide doors onto the rear garden. Utility room with space and plumbing for a washing machine, dryer and solid wood worktops.

Master bedroom suite with a modern ensuite shower room and walk in dressing room. Two further double bedrooms, modern shower room and W.C.

UPVC double glazing and gas fired combination boiler.

To the outside there is a good size driveway with garage with electric door, power and light and a low maintenance front garden, pathways to either side lead to the rear garden which has a large decked seating area, a flagged patio and a raised garden area laid to bark chippings.

- \* LIGHT & SPACIOUS THREE BEDROOM DETACHED BUNGALOW
- \* RECONFIGURED AND REFURBISHED TO A VERY HIGH STANDARD
- \* STYLISH AND CONTEMPORARY HOME WITH OPEN PLAN LIVING
- \* OCCUPIES A LARGE PLOT WITH LOW MAINTENANCE GARDENS
- \* SITUATED IN A HIGHLY DESIRABLE LOCATION
- \* VIEWING HIGHLY RECOMMENDED
- \* FREEHOLD

## Porch

5' 6" x 5' 10" 1.67m x 1.78m

## Hallway

18' 5" x 16' 6" 5.62m x 5.03m



3 Bedroom Detached Bungalow

35 Carmen Sylva Road  
Craig Y Don  
Llandudno  
LL30 1EX

**£529,000**

**REDUCED FROM £575,000**

Reference Number: FP7962  
27/2/2024

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

## Location

The property is situated in a residential road in Craig Y Don close to the Promenade, the theatre, Mostyn Champney Retail Park, the shopping development off Mostyn Broadway and Craig Y Don local shops and amenities.

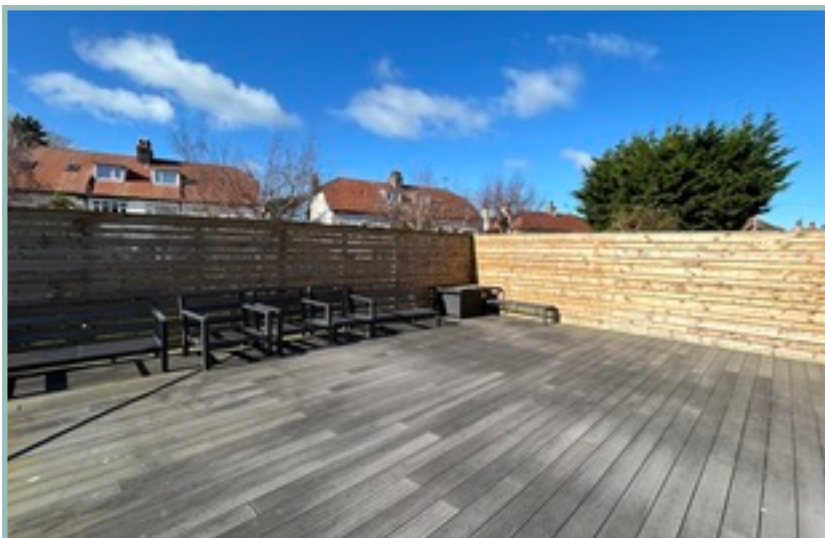
## Directions

From our Conwy office follow the one way system out of Conwy via the bridge. At the roundabout take the first exit onto Glan y Mor Road. Take a right turn up Pentywyn Road and proceed along, going straight across at the mini roundabout, continue until you reach the large roundabout. Take the third exit towards Craig y Don, continue along Queen's Road, at the road junction turn right, then take the 1st left into Carmen Sylva road where number 35 can be found on the right.

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

Energy Efficiency Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



# Refurbished & Extended Three Bedroom Contemporary Detached Bungalow

3 Bedroom Detached Bungalow

35 Carmen Sylva Road  
Craig Y Don  
Llandudno  
LL30 1EX

**£529,000**  
**REDUCED FROM £575,000**

Reference Number: FP7962  
27/2/2024

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

email: conwy@fletcherpoole.com

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



## Kitchen/Lounge/Diner

34' 10" x 12' 5" plus the wine recess 10.61m x 3.78m



## Dressing Room

12' 3" x 6' 10" 3.73m x 2.08m



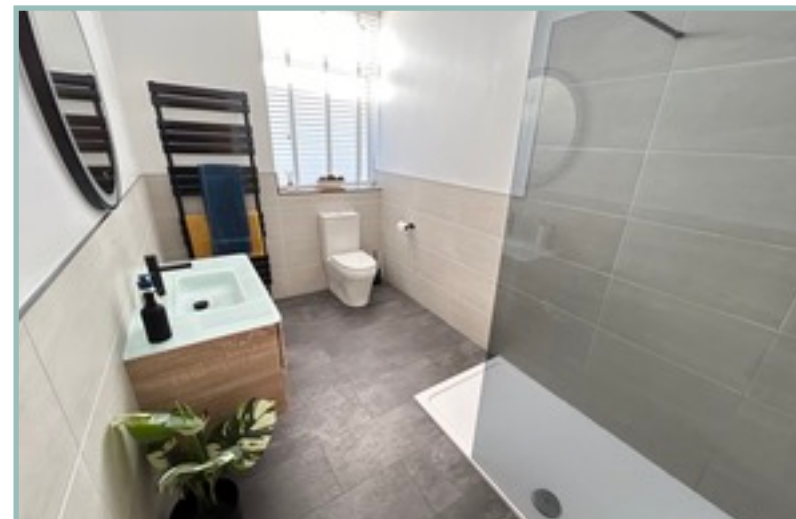
## Bedroom Two

17' 3" x 11' 11" 5.26m x 3.63m



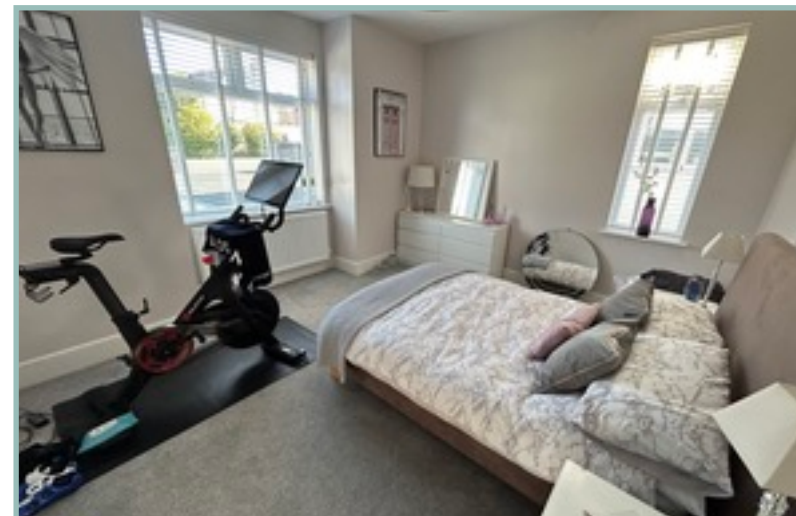
## Shower Room

11' 6" x 6' 7" 3.50m x 2m



## Bedroom Three

13' 5" x 12' 10" 4.09m x 3.91m



## W.C

5' 9" x 3' 7" 1.75m x 1.09m

## Garage

28' 2" x 13' 7" 8.59m x 4.14m

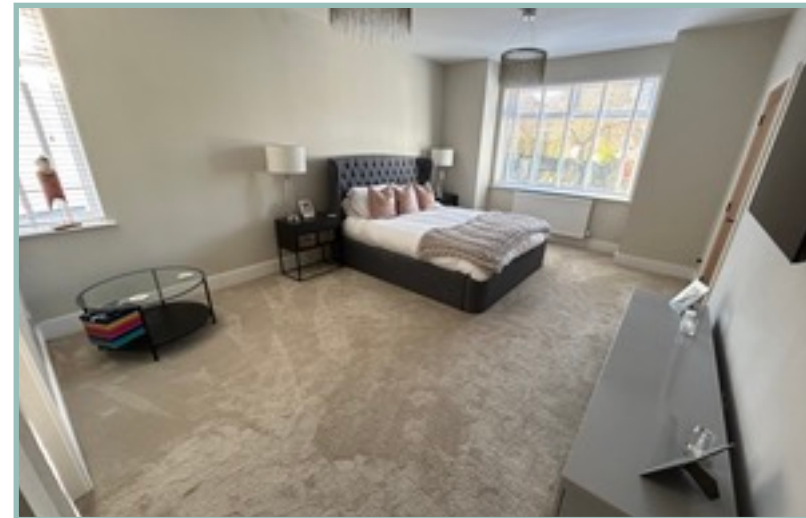
## Utility Room

8' 6" x 11' 8" 2.59m x 3.55m



## Bedroom One

20' 1" x 12' 10" 6.12m x 3.91m



## Ensuite

11' 6" max x 4' 8" 3.50m x 1.42m

