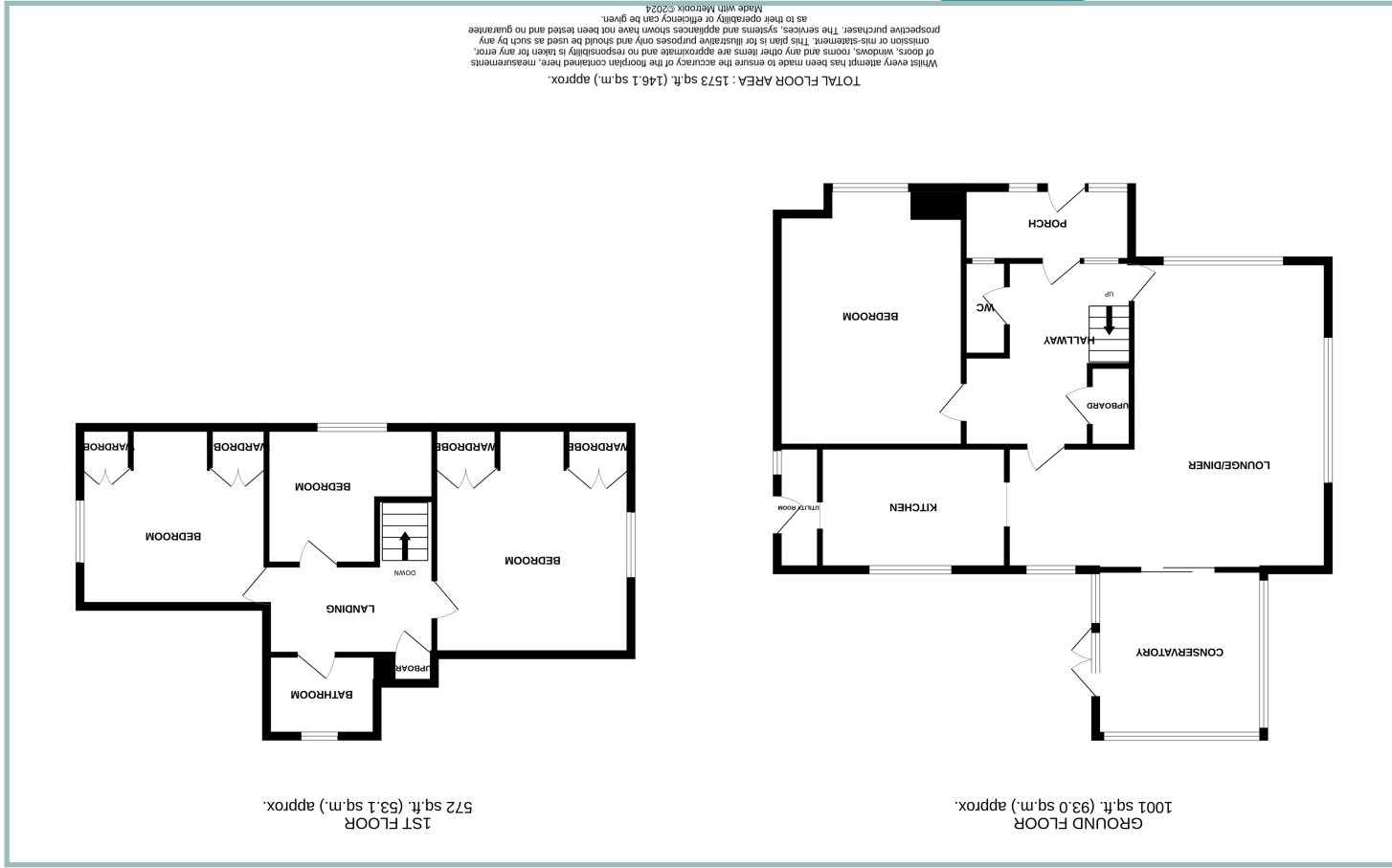


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



Four Bedroom Detached Dormer Bungalow Enjoying Superb Views

Description

A light and spacious four bedroom dormer bungalow situated in a highly desirable and convenient location on the outskirts of the Victorian town of Llandudno.

The property is situated opposite the Maesdu golf course and enjoys the most superb views over Llandudno town, The Great Orme, the sea and Puffin Island.

Arklow occupies a large corner plot with gardens wrapping around the property and plenty of off road parking ideal for those looking to park a motorhome/caravan and several cars.

The well planned accommodation comprises: Entrance porch, hallway with understairs cupboard, W.C, lounge/diner with two large picture windows enjoying lovely views and to watch the world go by, sliding doors into the conservatory which overlooks the rear garden. From the dining area there is access into the kitchen which has an electric hob, double electric oven, integrated fridge and space for a low level freezer, utility area with space and plumbing for a washing machine and a downstairs double bedroom with vanity unit.

To the first floor: Landing with store cupboard, two double bedrooms both with fitted wardrobes, bedroom four and a family bathroom.

UPVC double glazing and a Ideal gas fired combination boiler.

To the outside there is a large front garden area laid to stone chippings and block paved pathways with further potential to create more off road parking if required. Driveway parking and a garage with power and light and a side entrance which leads into a side courtyard area, the rear garden has a concrete pad ideal for a greenhouse or timber shed, lawned area and a side lawn.

- * LIGHT AND SPACIOUS FOUR BEDROOM DORMER BUNGALOW
- * ENJOYS SUPERB VIEWS OVER LLANDUDNO, THE GREAT ORME AND THE SEA
- * OCCUPIES A LARGE CORNER PLOT WITH POTENTIAL TO CREATE FURTHER OFF ROAD PARKING
- * SITUATED IN A DESIRABLE LOCATION OPPOSITE THE GOLF COURSE
- * EASY ACCESS INTO THE TOWN CENTRE
- * CLOSE TO LOVELY BEACH WALKS
- * NO CHAIN
- * FREEHOLD



4 Bedroom Detached Dormer Bungalow

Arklow
1 Bryn Gosol Gardens
Llandudno
LL30 1NU

NO CHAIN

£425,000

Reference Number: FP7976
18/3/2024

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



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 turn onto Bryn Gosol Road, right onto Bryn Gosol Gardens where number 1 can be found on the left.

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

Energy Efficiency Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Four Bedroom Detached Dormer Bungalow Enjoying Superb Views

Porch

11' 4" x 4' 11" 3.45m x 1.50m

Hallway

12' 6" x 7' 3.81m x 2.13m



W.C

6' 4" x 2' 11" 1.93m x 0.88m



Lounge/Diner

21' 4" x 21' 7" into dining area 6.50m x 6.58m

Conservatory

11' 4" x 11' 2" 3.45m x 3.40m



Kitchen

12' 7" x 8' 3" 3.83m x 2.51m

Utility Area

8' 4" x 2' 10" 2.54m x 0.86m

Bedroom One

17' 1" x 11' 11" 5.21m x 3.63m



Landing

9' 10" x 4' 3m x 1.22m

Bedroom Two

15' 6" x 11' 10" 4.72m x 3.60m



Bedroom Three

12' 1" x 11' 10" 3.68m x 3.60m



Bedroom Four

9' 8" max x 8' 4" 2.94m x 2.54m



Bathroom

7' 3" x 5' 5" 2.21m x 1.65m



Garage

18' 11" x 9' 9" 5.77m x 2.97m

4 Bedroom Detached Dormer Bungalow

Arklow
1 Bryn Gosol Gardens
Llandudno
LL30 1NU

NO CHAIN
£425,000

Reference Number: FP7976
18/3/2024

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

