

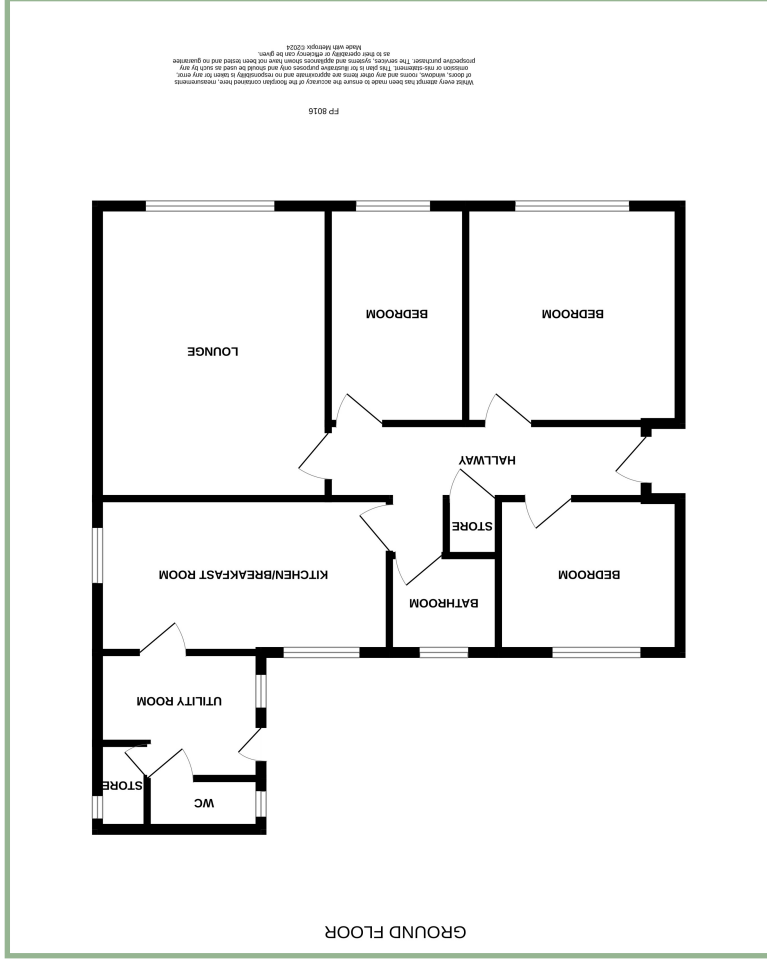
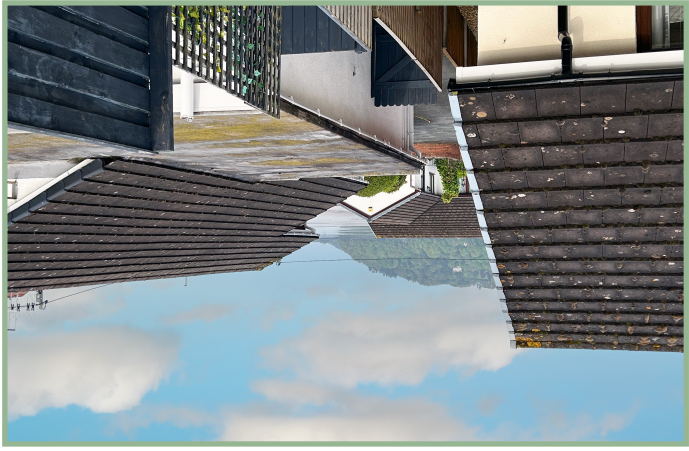
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	57 D	68 D
69-80	C		
81-91	B		
92+	A		



Immaculately Presented Three Bedroom Detached Bungalow

Description

An immaculately presented detached three bedroom bungalow situated in a small cul de sac location on the outskirts of the village. The location allows for easy access to Bodnant Gardens, the beautiful Conwy valley and the A55.

The accommodation comprises: Storm porch, hallway, lounge with gas fire, modern kitchen/diner with integrated fridge/freezer, electric hob and oven, utility room with space and plumbing for a washing machine, W.C and store cupboard, three bedrooms and modern shower room.

UPVC double glazing and gas fired Ideal combination boiler.

To the outside there is a gated, walled and fenced front garden which is mainly laid to lawn with a side pathway leading to the front door and rear garden.

The rear garden has been landscaped with a flagged patio area and steps up to an area laid to slate shingle and a decked seating area from which you have a slight view of the estuary. There is a double garage with a side access door and two parking spaces.

- ✓ IMMACULATLY PRESENTED DETACHED THREE BEDROOM BUNGALOW
- ✓ SITUATED IN A CUL DE SAC LOCATION
- ✓ DETACHED DOUBLE GARAGE AND TWO PARKING SPACES
- ✓ LOCATED FOR EASY ACCESS TO BODNANT GARDENS & THE CONWY VALLEY
- ✓ ON A BUS ROUTE
- ✓ NO CHAIN
- ✓ FREEHOLD

Hallway

15' 4" x 6' 8" max 4.67m x 2.03m

Lounge

15' 9" x 12' 5" 4.80m x 3.78m



Kitchen/Diner

14' x 8' 4" 4.26m x 2.54m



Utility Room

6' 11" x 8' 10" 2.11m x 2.69m

W.C

6' 2" x 2' 9" 1.87m x 0.83m

Store Room

5' 10" x 2' 3" 1.78m x 0.68m

Bedroom One

11' 8" x 9' 10" 3.55m x 3m



Bedroom Two

11' 8" x 7' 6" 3.55m x 2.28m



Bedroom Three

9' 10" x 8' 4" 3m x 2.54m

Shower Room

5' 11" x 5' 6" 1.80m x 1.67m



Garage

18' 10" x 18' 10" 5.74m x 5.74m

Location

The property is located in a popular residential area on the outskirts of Glan Conwy which is located on the banks of the River Conwy. It is approximately 2 miles from the walled medieval town of Conwy and the A55 Expressway for easy access to Chester and the motorways beyond. Close to local shop, pub and takeaway.

Directions

From our Conwy office proceed round Conwy on the one way system and proceed over the Conwy Bridge towards Llandudno Junction. At the roundabout turn right and proceed to the A55. Turn left on to the A55 and exit at the next junction signposted Betws-y-Coed and Glan Conwy. Proceed into the village of Glan Conwy, pass Snowdonia Valley Nurseries, carry on through the village, turn left onto Trem Afon where the bungalow can be found on the right hand side in the cul-de-sac.

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

3 Bedroom Detached Bungalow

2 Trem Afon
West End
Glan Conwy
LL28 5SY

£295,000

Reference Number: FP8016
7/5/2024

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:

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fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

