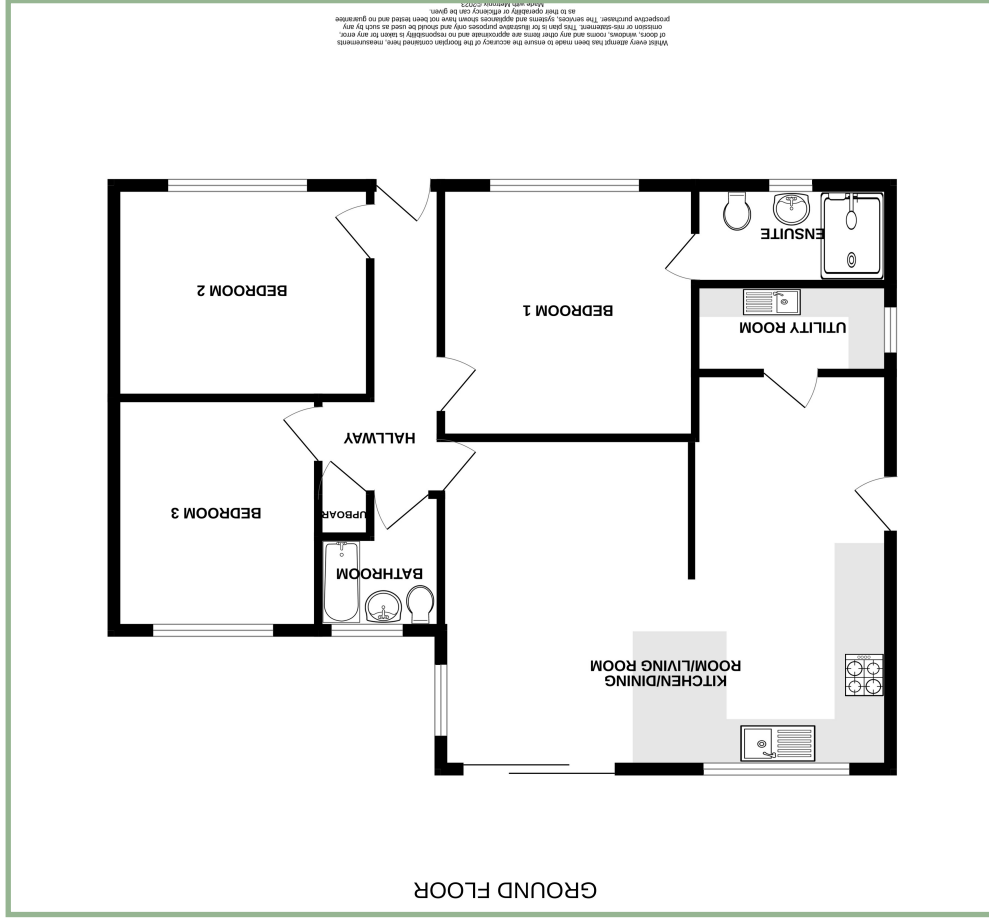


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Three Bedroom Semi-Detached Bungalow With Ample Off Road Parking

Description

Presenting a beautifully updated and extended three-bedroom, two-bathroom, semi-detached home with ample off-road parking, and a south facing secure rear garden and patio. This property functions perfectly as a family home, which could be moved straight into and enjoyed. This property offers modern living, immaculate décor and is situated in a highly sought after location which is within two miles of Llandudno, Deganwy and local amenities.

The accommodation comprises; Entrance hall; open plan kitchen/diner/lounge, dining room with skylight, and fitted kitchen to a high specification including curved units, integrated appliances such as microwave, fridge/freezer, electric oven, gas hob and dishwasher, breakfast bar and bi-fold doors to the rear patio making it the perfect space for entertaining and family living; separate utility room with sink and space for washing machine and tumble drier; sizeable Master bedroom with a lovely en-suite 3-piece shower room; two further double size bedrooms and a 3-piece family bathroom with shower over the bath.

The property features gas fired central heating with Worcester boiler, UPVC double glazed windows, also new external wall insulation to the original building and has been fully re-wired.

Outside – easily maintained gardens. To the rear; established trees for privacy, grass laid to lawn with garden shed which is fenced and gated, and a lower level block paved patio area. To the front, low maintenance chippings and a spacious driveway for off road parking for two cars.

- ✓ IMMACULATELY PRESENTED THREE-BEDROOM, SEMI-DETACHED BUNGALOW WITH FAMILY BATHROOM AND EN-SUITE
- ✓ RECENTLY DECORATED THROUGHOUT TO A HIGH STANDARD
- ✓ SOUGHT AFTER RESIDENTIAL LOCATION CLOSE TO LOCAL AMENITIES
- ✓ BI-FOLD DOORS ONTO A SOUTH FACING, LOW MAINTENANCE REAR GARDEN AND PATIO AREA
- ✓ UPVC WINDOWS AND GAS CENTRAL HEATING
- ✓ AMPLE OFF-ROAD PARKING

Hallway

13' x 7' 3.96m x 2.13m



3 Bedroom Semi-Detached Bungalow

16 CEFN Y BRYN
LLANRHOS
CONWY
LL30 1NH

£320,000

Reference Number: FP7654

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. In Llanrhos, you will find the charming St Hilarys Church, and nearby is the luxurious Bodysgallen Hotel and Spa. Llanrhos is in a slightly elevated position, backing on to the Deganwy Vardre which is great for walking. It's only a short distance from Deganwy itself, which has little cafes and restaurants, along with the Deganwy Quay Hotel. 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. At the roundabout take the first exit to Deganwy. Continue towards Deganwy, then turn right onto Pentwyn Rd/ B5115. Continue to follow B5115. At the roundabout, take the 1st exit onto Bryn Lupus Rd, Turn left onto Maes-Y-Castell, Turn right to stay on Maes-Y-Castell, Turn right onto Cefn-Y-Bryn and follow the road up where you will find number 16 on your left hand side.

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

Energy Efficiency Rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Three Bedroom Semi-Detached Bungalow With Ample Off Road Parking

Lounge/Kitchen/Diner

21' 8" max x 19' 5" max 6.60m x 5.92m



Bedroom Two

11' 10" x 9' 10" 3.60m x 3.00m



Utility Room

8' 5" x 4' 1" 2.56m x 1.24m

Master Bedroom

14' 4" x 11' 9" 4.37m x 3.58m



Bathroom

6' 4" x 5' 5" 1.93m x 1.65m



Bedroom Three

10' 9" x 9' 4" 3.27m x 2.84m



En-Suite Shower Room

9' 2" x 4' 7" 2.79m x 1.40m



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