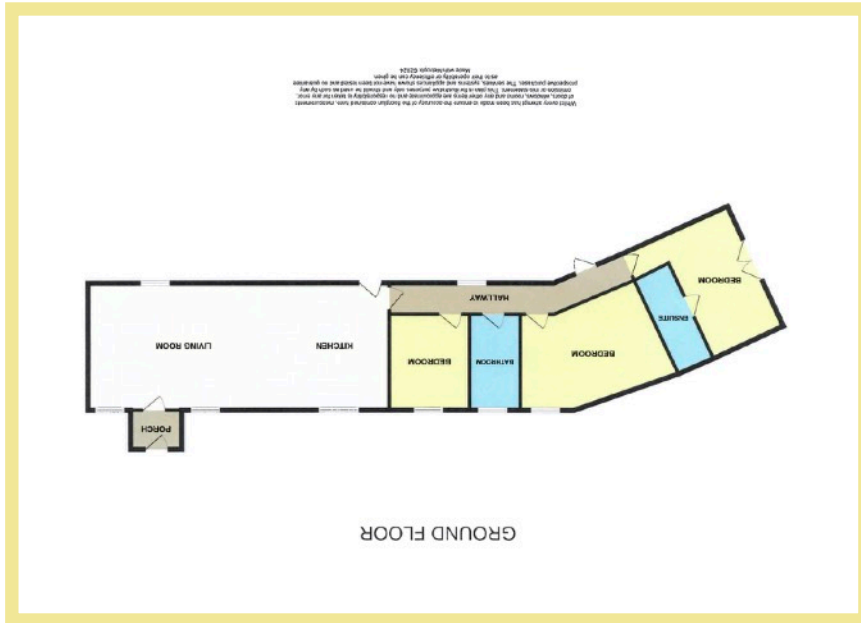


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Siop Y Roe
Colwyn Road
Craigside
LL30 3DT

Beautifully Presented Cottage Style Three Bedroom Detached Bungalow

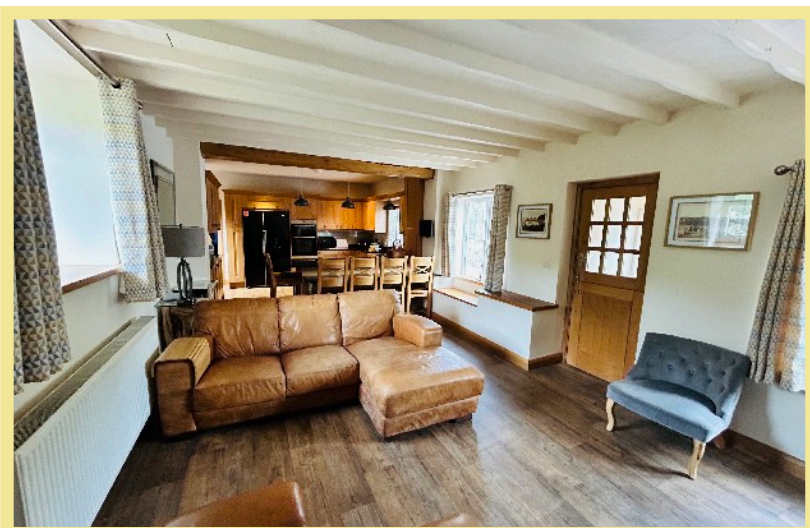
Description

This three bedroom detached bungalow must be viewed to appreciate the presentation and layout. The property is truly unique with a cottage style open plan lounge/kitchen/diner with inglenook fireplace. A master bedroom with bespoke fitted wardrobes and access to a raised decked seating area. Outside there is ample off road parking, garage with a good size storage area above, various seating areas and lawn. The accommodation comprises porch, large open plan lounge/kitchen/diner with fitted kitchen and granite work tops, hallway, master bedroom with en-suite shower, two double bedrooms and modern contemporary bathroom.

- ✓ BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED BUNGALOW
- ✓ COTTAGE STYLE OPEN PLAN LOUNGE/ KITCHEN/DINER
- ✓ FULLY REFURBISHED TO A HIGH STANDARD THROUGHOUT
- ✓ OFF ROAD PARKING & GARAGE
- ✓ OPTION TO PURCHASE HOT TUB
- ✓ NO CHAIN

Lounge/Kitchen/Diner

9.51m x 3.86m (31'3" x 12'8")



Garage

Electric door

Bedroom One

4.68m x 3.29m (15'4" x 10'10')



Ensuite

1.21m x 2.22m (4'0" x 7'8")



Bedroom Two

4.18m x 2.98m (13'9" x 9'9").

Bedroom Three

2.89m x 3.46m (9'6" x 11'4")

Bathroom

3.41m x 1.72m (11'2" x 5'8")

Location

The property is located in the Craigside area of Llandudno. It is only a short distance from the promenade and other local amenities. Llandudno enjoys a wide range of shops, schools, theatre, train station and Llandudno pier.

Directions

From the Rhos on Sea office turn towards the Promenade, turn left onto the Promenade, continue along this road passing the golf course on the left, continue to the roundabout, take the 4th exit onto Penrhyn Hill (signposted Llandudno) continue up the hill where the property can be found near to the Llandudno Welcomes You sign.

Council Tax Band: "F" (provided on www.voa.gov.uk)
Energy Performance Rating Band F

3 Bedroom
Detached
Bungalow

Siop Y Roe
Colwyn Road
Craigside
LL30 3DT

£394,950

Reference Number: RP3488
9/02/24

Fletcher & Poole,
1a, Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

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 549178

email: rhos@fletcherpoole.com
web: www.fletcherpoole.com

