





**BRIGHT, SPACIOUS & WELL PRESENTED TWO BEDROOM DETACHED BUNGALOW  
IN MOST POPULAR & CONVENIENT LOCATION**

Description

This two double bedroom true bungalow is situated on a cul-de-sac in a most popular and convenient residential area and must be viewed internally to be fully appreciated. In brief the accommodation comprises, Entrance porch with door leading to the main entrance hallway, which has doors to all the rooms apart from the kitchen, the main living room is set to the rear and is spacious and bright with views of the Conwy mountains and a feature fireplace, a door from the living room lead to the recently fitted and modern kitchen with further views of the mountains and a door to the rear garden, both bedrooms are set to the front of the property and are double in size, the bathroom is fitted with a modern white suite including panel bath with shower over and screen, pedestal wash hand basin and low flush W.C., there is also a useful storage cupboard. The property's features and benefits include full double glazing throughout, gas central heating via a combination boiler with radiators in all rooms, a long driveway providing off road parking for several vehicles, there are gardens front and rear, the front proving seclusion from the road and the rear offering a tranquil retreat with views of the Conwy mountain range. We are also informed that the loft is fully boarded with a drop down ladder and lighting.

- ✓ DETACHED BUNGALOW
- ✓ MODERN RECENTLY FITTED KITCHEN & BATHROOM
- ✓ TWO DOUBLE BEDROOMS
- ✓ WELL PRESENTED THROUGHOUT
- ✓ DRIVEWAY & GARDENS FRONT & REAR
- ✓ NO CHAIN

Living Room

17' 11" x 11' 11" 5.46m x 3.63m



Kitchen

8' x 7' 3" 2.43m x 2.21m



Bedroom One

12' 4" x 11' 11" 3.76m x 3.63m



Bedroom Two

8' 11" x 8' 11" 2.71m x 2.71m

Bathroom

7' 4" x 5' 11" 2.23m x 1.80m



Loft

30' 8" x 10' 7" (Beam to Beam) 9.34m x 3.22m (Beam to Beam)



Location

Deganwy is a popular seaside town with a variety of local shops and schools and is on a bus route and main railway line. It is located midway between Llandudno and Colwyn Bay and is within easy access of the A55 dual carriageway.



Directions

From our Conwy office proceed back around the one-way system and over the Bridge in the direction of Deganwy. Bear left at the roundabout towards Llandudno. Take the first right, bear left onto Albert Drive, follow this road, proceed up the road, turn left onto Pen Y Gaer where number 13 can be found on the left.

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

Energy Efficiency Rating: D

2 Bedroom Bungalow

ARRAN  
13 PEN Y GAER  
DEGANWY  
CONWY  
LL31 9RF

Offers In Excess Of  
**£260,000**

Reference Number: FP8216  
26/11/2024

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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