

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	Potential
1-20	G	
21-38	F	
39-54	E	
55-68	D	64 D
69-80	C	
81-91	B	
92+	A	83 B



IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED HOME

Description

An immaculately presented dormer bungalow situated in popular residential area on outskirts of Conwy.

Modernised and re-imagined by the current owners the property boasts light and airy accommodation briefly affording, entrance, hallways, cloakroom with WC, lounge, dining room, open-plan kitchen, conservatory, landing, three bedrooms and family bathroom.

The property benefits from UPVC double glazing, gas fired central heating, ample off-road parking and close proximity to all local amenities, shops, school, transport links and the historic town centre of Conwy. Modern fitted kitchen and bathroom.

The property externally benefits from a wrap around garden with a paved a professionally landscaped patio area leading onto hardstanding for shed, lawn area to front and ample off-road parking.

Viewing recommended by the agent.

- ✓ IMMACULATELY PRESENTED THREE BEDROOM SEMI-DETACHED HOME
- ✓ DORMER BUNGALOW IN POPULAR RESIDENTIAL AREA
- ✓ THREE BEDROOMS
- ✓ MODERN FITTED OPEN-PLAN KITCHEN AND DINER
- ✓ AMPLE OFF-ROAD PARKING
- ✓ CLOSE PROXIMITY TO ALL LOCAL AMENITIES
- ✓ FREEHOLD TENURE

Lounge

11' 2" x 15' 2" 3.40m x 4.62m



Dining Room

11' 2" x 8' 3" 3.40m x 2.51m



Conservatory

14' x 9' 3" 4.26m x 2.82m



Kitchen

16' 4" x 8' 6" 4.98m x 2.59m



Bedroom One

11' x 8' 4" 3.35m x 2.54m



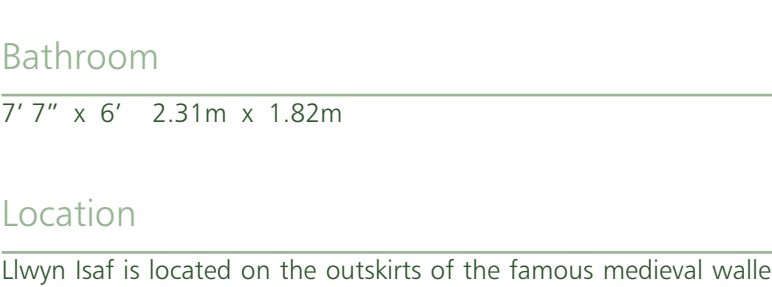
Bedroom Two

10' 4" x 8' 4" 3.15m x 2.54m



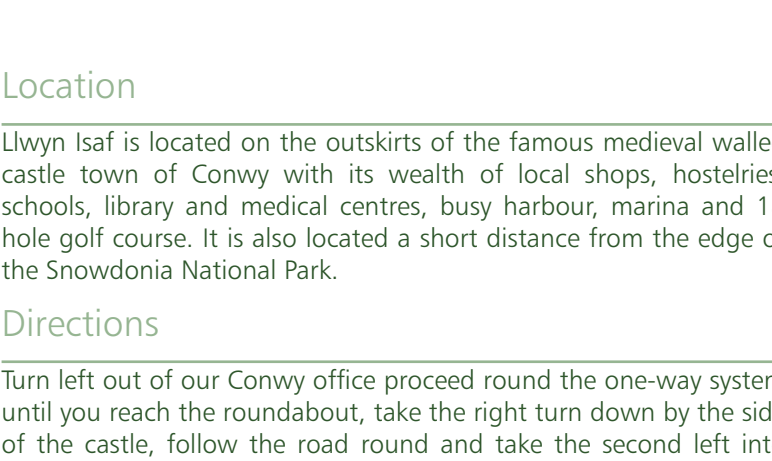
Bedroom Three

8' 7" x 8' 6" 2.61m x 2.59m



Bathroom

7' 7" x 6' 2.31m x 1.82m



Location

Llwyn Isaf is located on the outskirts of the famous medieval walled castle town of Conwy with its wealth of local shops, hostelrys, schools, library and medical centres, busy harbour, marina and 18 hole golf course. It is also located a short distance from the edge of the Snowdonia National Park.

Directions

Turn left out of our Conwy office proceed round the one-way system until you reach the roundabout, take the right turn down by the side of the castle, follow the road round and take the second left into Bryn Castell. Continue up the hill for a short distance, turn right into Llwyn Isaf where number 8 can be found on the right.

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

3 Bedroom Semi
Detached Dormer
Bungalow

8 Llwyn Isaf
Conwy
LL32 8LL

£280,000

Reference Number: FP8305
8/7/2025

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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web: www.fletcherpoole.com

