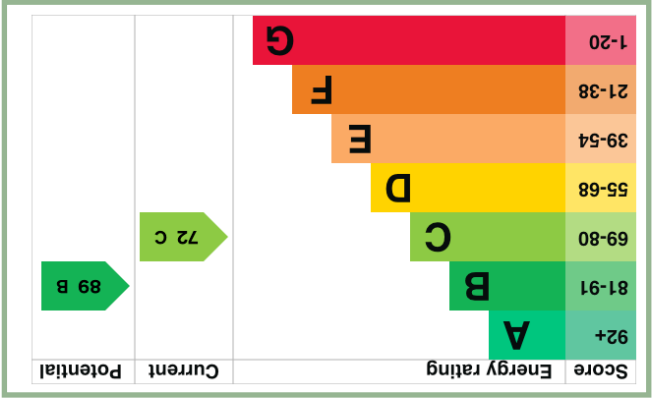
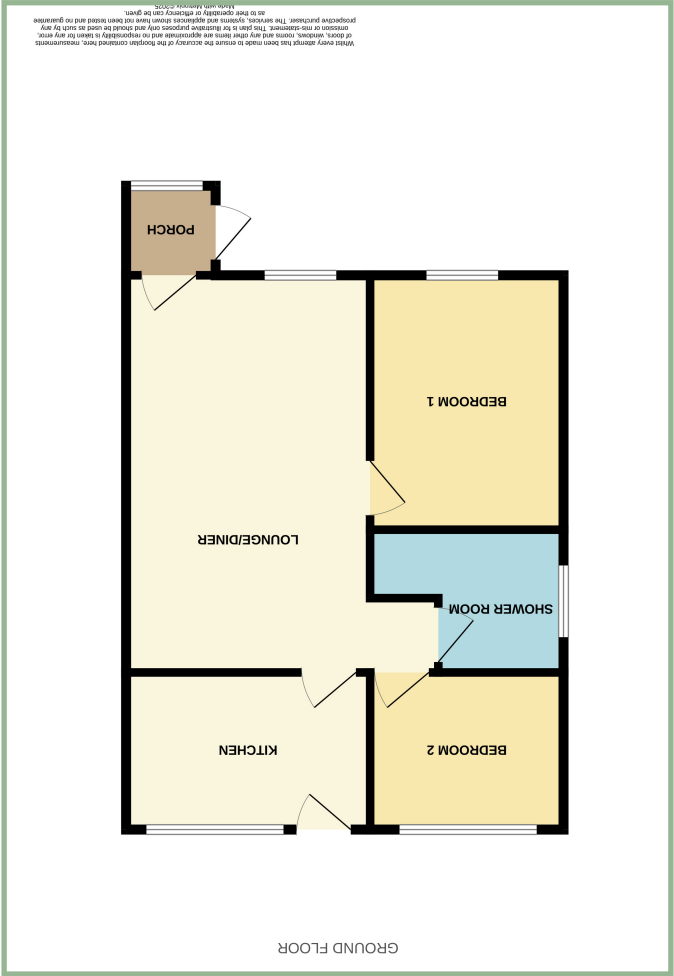


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so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





# A WELL PRESENTED TWO BEDROOM BUNGALOW

## Description

A well-presented two-bedroom bungalow situated in sought after residential area. Modernised and reimagined by the current owners the beautifully designed property briefly affords, entrance, lounge/diner, kitchen, two bedrooms and shower room. 3 Bryn Castell benefits from UPVC double glazing, mains gas fired central heating and garage with up and over door. Outside: Grassed garden to front with access to the property via steps leading up to the property from the road, to the rear mostly hard landscaped with a range of seating areas enjoying sunny aspect and far-reaching views. The property further benefits from close and direct proximity to the historic town of Conwy, restaurants, shops and public transport links. No onward chain, viewing recommended by the agent.

- ✓ SITUATED IN SOUGHT AFTER RESIDENTIAL AREA
- ✓ MODERN FITTED KITCHEN AND SHOWER ROOM
- ✓ GARDENS TO FRONT AND REAR
- ✓ FAR REACHING VIEWS
- ✓ NO-ONWARD CHAIN

## Lounge / Diner

18' 2" x 11' 2" 5.54m x 3.40m



## Kitchen

11' 1" x 7' 3" 3.38m x 2.21m



## Bedroom One

11' 8" x 8' 10" 3.55m x 2.69m



## Bedroom Two

8' 9" x 7' 2" 2.66m x 2.18m



## Bathroom - L-Shaped

5' 9" x 5' 6" 1.75m x 1.67m



## Location

"Bryn Castell" is located on the outskirts of the famous medieval walled castle town of Conwy with its wealth of local shops, hostelries, 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 and left again by the Albion Public House onto Uppergate Street. Continue through the arch, take the first left onto St.Agnes Road and continue to the end. At the junction turn slight right onto Llanrwst Road and continue up the hill, after a short distance take the first left onto Bryn Seiri Road and follow this road round where 3 Bryn Castell can be found.

Council Tax Band: C (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Efficiency Rating: C  
Tenure: Freehold

## 2 Bedroom Bungalow

3 Bryn Castell  
Conwy  
LL32 8LF

**£217,000**  
**REDUCED FROM £225,000**

Reference Number: FP8310  
02/04/2025

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:

tel: 01492 583100  
fax: 01492 583616  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

