

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

www.fletcherpoole.com

Fletcher & Poole



**SPECIAL OFFER: PURCHASE
AT £225,000 (£20,000
DISCOUNT) IF BUYER
COMPLETES BY 31.03.24**

Refurbished Two Bedroom Semi Detached Bungalow

Description

An immaculately presented two bedroom semi detached bungalow situated in a quiet cul de sac location. The current owner has refurbished the property to a high standard creating a light and welcoming home with a modern feel and has all new fitted carpets and floorings throughout and also new bespoke blinds. The accommodation comprises: Entrance hall, newly installed kitchen/breakfast room with modern wall and base units a breakfast bar area for two, gas hob, electric oven with extractor over, sink/drainер and space and plumbing for a washing machine and fridge/freezer. Inner hallway with airing cupboard, lounge with sliding patio doors into the conservatory which has double doors onto the rear garden, two bedrooms and newly installed modern shower room. UPVC double glazing and gas fired Vaillant combination boiler. To the outside there is driveway parking for several vehicles, lawned front garden and a garage. A gate provides access into the rear garden which is mainly laid to lawn with a flagged seating area.

- ✓ SPECIAL OFFER INCENTIVE: ANY BUYER WHO WILL COMPLETE BY 31ST MARCH 2024, PURCHASE PRICE £225,000
- ✓ NEW EICR ELECTRICAL CERTIFICATE & GAS SAFETY CERTIFICATE
- ✓ REFURBISHED TWO BEDROOM SEMI DETACHED BUNGALOW
- ✓ SITUATED IN A QUIET CUL DE SAC
- ✓ LIGHT AND WELL PROPORTIONED ROOMS
- ✓ FRONT & REAR GARDENS WITH FLAGGED SEATING AREA
- ✓ DRIVEWAY PARKING & GARAGE
- ✓ FREEHOLD
- ✓ NO CHAIN
- ✓ CONSERVATORY OVERLOOKING GARDEN

Hallway

4' 9" x 3' 6" 1.44m x 1.06m

Kitchen

11' 6" x 9' 2" 3.50m x 2.79m



Lounge

12' 11" x 10' 5" 3.94m x 3.17m



Conservatory

10' x 10' 11" 3.05m x 3.32m



Bedroom One

15' 1" x 11' 9" 4.60m x 3.58m



Bedroom Two

10' 5" x 9' 11" 3.17m x 3.02m



Shower Room

5' 2" x 6' 1" 1.57m x 1.85m

Garage

19' 10" x 9' 6" 6.05m x 2.89m

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. Turn right onto Albert Drive and bear round to the left, proceed along this road, turn right into Tir Estyn, follow the road and bear left. Turn 1st right into Cwm Estyn where No 15 can be found on the left.

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

2 Bedroom Semi
Detached Bungalow

15 Cwm Estyn
Deganwy
LL31 9RB

£245,000
NO CHAIN

Reference Number: FP7877
19/10/23

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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fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

