

GROUND FLOOR

501 sq. ft. (46.6 sq m.) approx.

1ST FLOOR

295 sq. ft. (27.4 sq m.) approx.

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PLAN 4





# Two Bedroom Semi Detached Home With Mountain Views

## Description

A well presented two bedroom semi detached home situated in the heart of the village enjoying mountain views.

The accommodation comprises: Entrance porch, hallway, lounge with access into the understairs cupboard, modern kitchen/breakfast room with space for an electric oven, space and plumbing for a washing machine and integrated fridge/freezer and dining conservatory. To the first floor: Landing, master bedroom with built in mirrored wardrobes, a second double bedroom and bathroom.

UPVC double glazing and gas fired Ideal combination boiler.

To the outside there is driveway parking and a small garage/store, front garden area with a lawned and slate chipped seating area. To the rear of the property there is a lean to off the side of the conservatory and a lawned rear garden with a timber decked seating area and timber shed.

- ✓ WELL PRESENTED TWO BEDROOM SEMI DETACHED HOME
- ✓ SITUATED IN THE HEART OF THE VILLAGE
- ✓ CLOSE TO THE SHOPS, PRIMARY SCHOOL & TRANSPORT LINKS
- ✓ DRIVEWAY PARKING & SMALL GARAGE/STORE
- ✓ ENJOYS MOUNTAIN VIEWS
- ✓ FREEHOLD

## Porch

2' 10" x 3' 0.86m x 0.91m

## Hall

2' 7" x 3' 5" 0.78m x 1.04m

## Lounge

13' x 11' 11" 3.96m x 3.63m



## Kitchen / Breakfast Room

16' 1" x 6' 5" 4.90m x 1.95m



## Conservatory

15' 3" x 7' 8" 4.65m x 2.33m



## Landing

5' 7" x 2' 7" 1.70m x 0.78m

## Bedroom One

13' 8" Plus Wardrobes x 9' 6" 4.16m x 2.89m



## Bedroom Two

10' 5" x 9' 1" 3.17m x 2.77m

## Bathroom

5' 4" x 6' 1" 1.62m x 1.85m

## Store

12' 7" x 6' 8" 3.83m x 2.03m



## Location

Dwygyfylchi is a picturesque village located at the bottom of the Sychnant Pass and is on the edge of the Snowdonia National Park. It has a village school, two pubs/restaurants and the mobile post office visits weekly. It is near Penmaenmawr with its local shops and amenities and close to the A55 Expressway for easy access to Conwy, Bangor or Chester.

## Directions

From our Conwy office take the A55 in the direction of Bangor. Take the first turning off signposted Dwygyfylchi. Continue along this road pass the Church (which is on the left). Number 79 can be found on the main road on the right.

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

Energy Efficiency Rating: D

2 Bedroom  
Semi Detached House

79 GROESFFORDD  
DWYGYFYLCHI  
LL34 6RN

£225,400  
REDUCED FROM £230,000

Reference Number: FP8141  
5/9//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:

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

