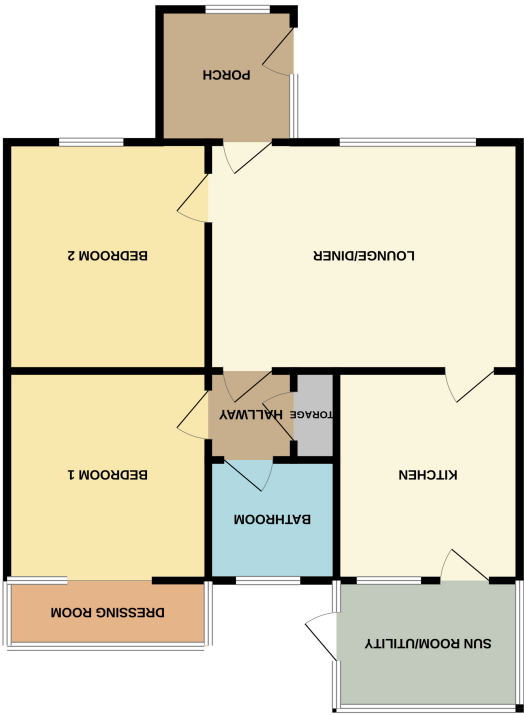


Fletcher & Poole



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of dimensions are not guaranteed. The plan is for illustrative purposes only and should be used as a guide only. The vendor, agent and advertiser accept no liability for any errors or omissions. The plan is for illustrative purposes only and should be used as a guide only. The vendor, agent and advertiser accept no liability for any errors or omissions.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		52 E	
			84 B



A SPACIOUS TWO BEDROOM BUNGALOW SITUATED IN A POPULAR RESIDENTIAL AREA

Description

A well appointed two-bedroom bungalow situated in popular residential area providing close proximity to all local amenities, shops and transport links. The accommodation briefly affords, entrance porch, lounge/diner, two double bedrooms, wet-room, kitchen and sunroom/utility room. The property occupies an impressive plot with large sweeping driveway, mostly hard landscaped with a small, elevated lawn area enjoying open aspect and far-reaching views. UPVC double glazing, gas fired central heating, mains water and drainage. Viewing recommended.

- ✓ A SPACIOUS TWO BEDROOM BUNGALOW
- ✓ OCCUPYING AN IMPRESSIVE PLOT
- ✓ SITUATED IN POPULAR RESIDENTIAL AREA
- ✓ CLOSE PROXIMITY TO ALL LOCAL AMENITIES
- ✓ EXPANSIVE OUTDOOR SPACE
- ✓ AMPLE OFF-ROAD PARKING
- ✓ SEA VIEWS
- ✓ FREEHOLD TENURE

Lounge/Diner

15' 11" x 11' 9" 4.85m x 3.58m



Kitchen

10' 6" x 9' 4" 3.20m x 2.84m



Bedroom One

10' 9" x 10' 2" 3.27m x 3.10m



Bedroom Two

11' 7" x 10' 4" 3.53m x 3.15m



Wet Room/Shower Room

6' 5" x 6' 2" 1.95m x 1.87m



Location

Situated on the outskirts of the village of Penmaenmawr with its range of shops, primary school, medical centre and bus/rail services. The A55 coastal road provides access to the University City of Bangor (approximately 10 miles) and also eastwards to the towns of Conwy, Llandudno, Colwyn Bay and beyond.

Directions

From our Conwy office proceed in the direction of the A55 Bangor. Take the second exit off signposted Penmaenmawr. Proceed along Conwy Road through the village, turn left onto Gilfach Road where Cae Celyn can be found on the right.

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

2 Bedroom Detached Bungalow

Cae Celyn
Gilfach Road
Penmaenmawr
LL34 6HU

£245,000
REDUCED FROM £295,000

Reference Number: FP8311
8/4/2025

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
web: www.fletcherpoole.com

