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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 pair 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 welfied by yourself or your advisors.

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 confemplating traveling some distance to view the property.

### THREE BEDROOM DETACHED BUNGALOW ENJOYING LOVELY GARDEN & VIEWS

### Description

Situated in an elevated position at the top of the hill, this two bedroom detached bungalow enjoys lovely far reaching views towards Penrhynside, The Little Orme and Craigside and a really lovely south facing private rear garden.

The well planned accommodation comprises: Entrance hall, kitchen with space and plumbing for a washing machine, fridge/freezer and gas oven, lounge/diner with large picture window from which to enjoy the lovely view. Inner hallway with storage cupboard, two double bedrooms with fitted furniture and modern shower room. UPVC double glazing and gas fired Ideal combination boiler (installed 12 months ago).

To the outside there is a block paved driveway and front garden laid to stone chippings and established shrubs, garage and a side pathway leading to the front door and the rear garden which has a flagged patio seating area, timber Pegoda ideal for seeking area laid to artificial grass with a circular paved seating area and a gate providing access into a woodland area to the rear (this does not belong to the property).

- √ TWO BEDROOM DETACHED BUNGALOW
- ✓ SITUATED AT THE TOP OF THE ROAD ENJOYING LOVELY VIEWS
- ✓ LOVELY SOUTH FACING AND PRIVATE REAR GARDEN
- ✓ BACKS ONTO A WOODLAND AREA
- ✓ WALKING DISTANCE TO THE SHOPS & AMENITIES
- ✓ FREEHOLD

### Hallway

5′ 5″ x 4′ 10″ 1.65m x 1.47m

#### Kitchen

11' 3" x 6' 7" 3.43m x 2m



# Lounge/Diner

19' 4" x 9' 4" 5.89m x 2.84m



## Inner Hall

6′ 10″ x 3′ 9″ 2.08m x 1.14m

### Bedroom One

12' 8" x 10' 10" 3.86m x 3.30m



#### Bedroom Two

11' 11" x 10' 10" 3.63m x 3.30m



#### Shower Room

7′ 7″ x 6′ 3″ 2.31m x 1.90m



# Location

The property is located in a popular residential area. Mochdre has a range of shops and other facilities and is conveniently located for the A55 dual carriageway giving easy access to Chester and the motorways beyond.

#### Directions

From our Conwy office proceed under the archway, turn right and follow the one-way system over Conwy Bridge. At the roundabout take the third exit off, at the next roundabout proceed straight over, then bear left onto the A55. Come off at the first exit and take the 4th exit off signposted Glan Conwy, keep in the left-hand lane and take the first exit off for Mochdre. Proceed through the village turning right on to Bevan Avenue, proceed to the top of the hill where number 30 can be found on the right.

Council Tax Band: C (provided on <a href="https://www.voa.gov.uk">www.voa.gov.uk</a>)
Energy Efficiency Rating: C

Tenure: Freehold

3 Bedroom Detached Bungalow

30 Bevan Avenue Mochdre LL28 5AF

£225,000

Reference Number: FP8489 22/10/2025

Fletcher & Poole, 3 Lancaster Square, Conwy 1132 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









