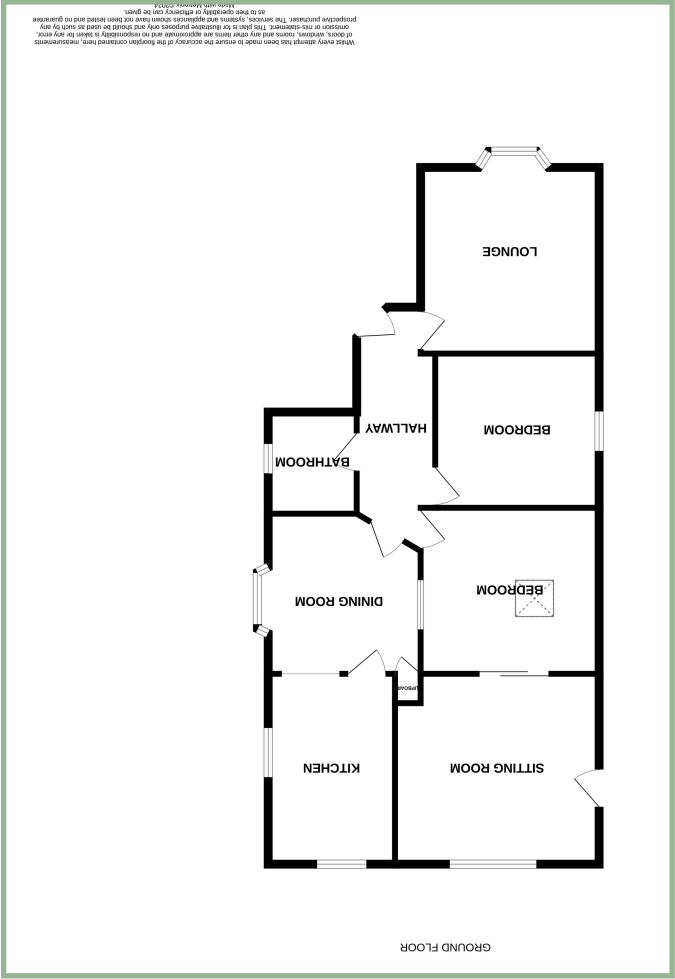


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Score	Energy rating	Current	Potential
1-20	G	60 D	77 C
21-38	F		
39-54	E		
55-68	D		
69-80	C		
81-91	B	60 D	77 C
92+	A		



Extended Two Bedroom Detached Bungalow In Need Of Renovation

Description

A deceptively spacious and extended two bedroom detached bungalow enjoying countryside views from the front aspect and views over the Great Orme from the kitchen window. The bungalow is in need of refurbishment but offers a great deal of potential.

The accommodation comprises: Steps up to the front door, hallway with a timber ladder providing access to the loft, lounge with bay window, dining room with two store cupboards and tiled fireplace, kitchen with space and plumbing for a washing machine, electric cooker and fridge and freezer and a door through to the sitting room which has a door onto the rear garden. Two bedrooms (one of which has a sliding door into the sitting room) and bathroom. UPVC double glazing and gas fired Baxi Assure boiler.

To the outside there is driveway parking and a garage, a front lawned area and pathway either side leading to the good size rear garden which has a pathway, lawned area and large store with attached lean to.

- ✓ TWO BEDROOM DETACHED BUNGALOW
- ✓ OCCUPIES A GOOD SIZED PLOT
- ✓ ENJOYS COUNTRYSIDE AND GREAT ORME VIEWS
- ✓ IN NEED OF REFURBISHMENT BUT OFFERS PLENTY OF POTENTIAL
- ✓ FREEHOLD
- ✓ NO CHAIN

Hallway

15' 9" x 8' 1" max 4.80m x 1.012.46m

Lounge

12' 8" x 11' 11" 3.86m x 3.63m



Dining Room

12' 5" max x 10' 8" 3.78m x 3.25m



Kitchen

13' 2" x 8' 6" 4.01m x 2.59m



Bedroom One

10' 8" x 11' 4" 3.25m x 3.45m



Bedroom Two

11' 4" x 10' 7" 3.45m x 3.22m



Sitting Room

12' 7" x 10' 3.83m x 3.05m

Bathroom

6' 5" x 5' 11" 1.95m x 1.80m



Garage

17' x 7' 9" 5.18m x 2.36m

Location

The property is located in the quiet residential area of Llanrhos on the outskirts of the busy coastal resort of Llandudno with its wealth of shops and other amenities, Victorian Pier and Promenade, Theatre, Ski Slope and Swimming Pool. It is convenient for the A55 for easy access to Chester and the motorways beyond. The walled town of Conwy is also within a short distance.

Directions

From our Conwy office go back over the bridge and turn left at the roundabout for Deganwy. Proceed along this road passing the Deganwy Quay on the left hand side. Continue past the shops and take the right hand fork onto Deganwy Road, continue along this road until you get to Maes Y Castell on the right. Turn down this road where number 12 can be found on the right.

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

2 Bedroom Bungalow

12 Maes Y Castell
Llanrhos
LL30 1NG

£225,000
REDUCED FROM £230,000

Reference Number: FP8007
19/4/2024

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
web: www.fletcherpoole.com

