



IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED DORMER BUNGALOW IN POPULAR & CONVENIENT LOCATION

Description

A beautifully presented three-bedroom dormer bungalow, lovingly modernised by the current owner and offering deceptively spacious and versatile accommodation throughout. The property benefits from a newly fitted contemporary kitchen, a stylish modern bathroom, and a cosy yet generous living room featuring a multi-fuel burner, complemented by a separate dining room ideal for entertaining. Externally, the home enjoys driveway parking and truly tranquil gardens, thoughtfully landscaped to include a water feature and pond, an orchard, and well-established vegetable and herb gardens. Further highlights include a summer house and shed, both with electrical supply, external cold water tap and power points. Situated in a most popular and convenient residential location, the property is within easy walking distance of Llanfairfechan town centre and promenade, making this an exceptional opportunity for those seeking comfort, character, and convenience.

- ✓ SEMI DETACHED DORMER BUNGALOW
- ✓ THREE DOUBLE BEDROOMS
- ✓ IMMACULATE PRESENTATION
- ✓ DRIVEWAY
- ✓ TRANQUIL GARDENS
- ✓ MOST POPULAR & CONVENIENT LOCATION

Entrance Hallway

Cloakroom

Bedroom Three/Home Office

8' 5" x 8' 2.56m x 2.43m



Kitchen

12' 6" x 8' 3.81m x 2.43m



Dining Room

12' 11" x 12' 5" 3.94m x 3.78m



Living Room

16' 7" x 12' 5" 5.05m x 3.78m



Landing

Bedroom One

11' 7" x 9' 2" 3.53m x 2.79m



Bedroom Two

11' 4" x 8' 9" 3.45m x 2.66m

Bathroom

7' 1" x 6' 9" 2.16m x 2.06m



Location

Located close to the centre of the village of Llanfairfechan, which benefits from a range of local shops, medical centre, library, beautiful sandy beach and nine-hole golf course. It is approximately 7 miles from the walled town of Conwy and 8 miles from the University of Bangor.

Directions

From our Conwy office proceed along the A55 in the direction of Bangor. Take the third exit off for Llanfairfechan. Proceed into the village where Maes Dolfor can be found on the right before the traffic lights and the property is located after a short distance on the left-hand side.

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

3 Bedroom Semi Detached
Dormer Bungalow

40 Maes Dolfor
Llanfairfechan
LL33 ORP

£255,000

Reference Number: FP8523
3/2/2026

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

