

Please contact us before viewing the property. If there is any point of particular importance to you are contemplating travelling some distance to view the property, we will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

We strongly recommend that all the information which we provide about the property is verified by yourself or your solicitors.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and we have no authority to do so on behalf of the seller.

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.

We endeavour 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.

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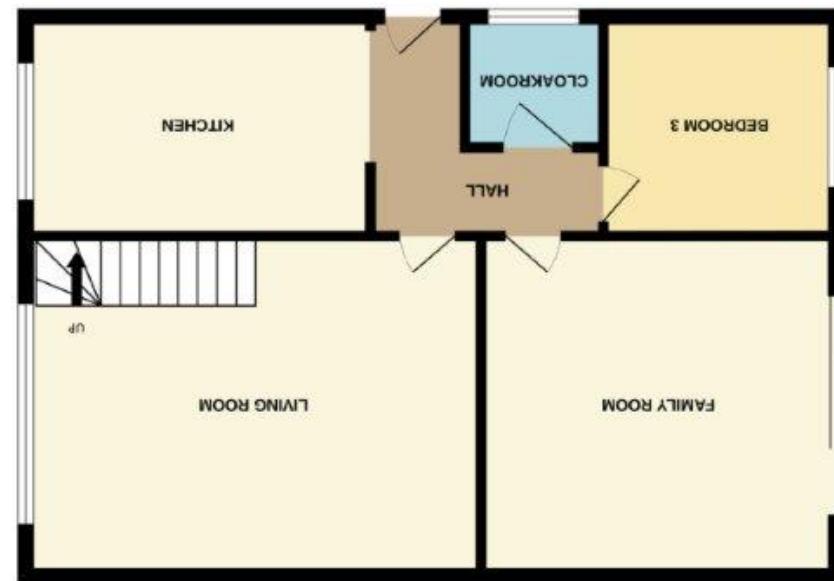
F&P Fletcher Pool

F&P

MADE WITH MARKETING CP2026
AS TO THE PERIOD OF THE DESIGN CAN BE GIVEN.
PROSPECTIVE PURCHASER THE SERVICES, SPACES AND DIMENSIONS SHOWN HERE DO NOT NEED TO BE USED AND NO GUARANTEE
MADE OR IMPLIED. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY
AGENT, MEDIATOR, CONSULTANT AND/OR PERSONS PURCHASING AND/OR ACQUIRING CONTROLLED PROPERTY. MEASUREMENTS
WHICH EVERY BENCHMARK HAS BEEN MADE TO ESTIMATE THE ACCURACY OF THE DRAWINGS AND NO RESPONSIBILITY IS ACCEPTED FOR ANY ERROR.



1ST FLOOR



GROUND FLOOR

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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 0RP**

£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:

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web: www.fletcherpoole.com

