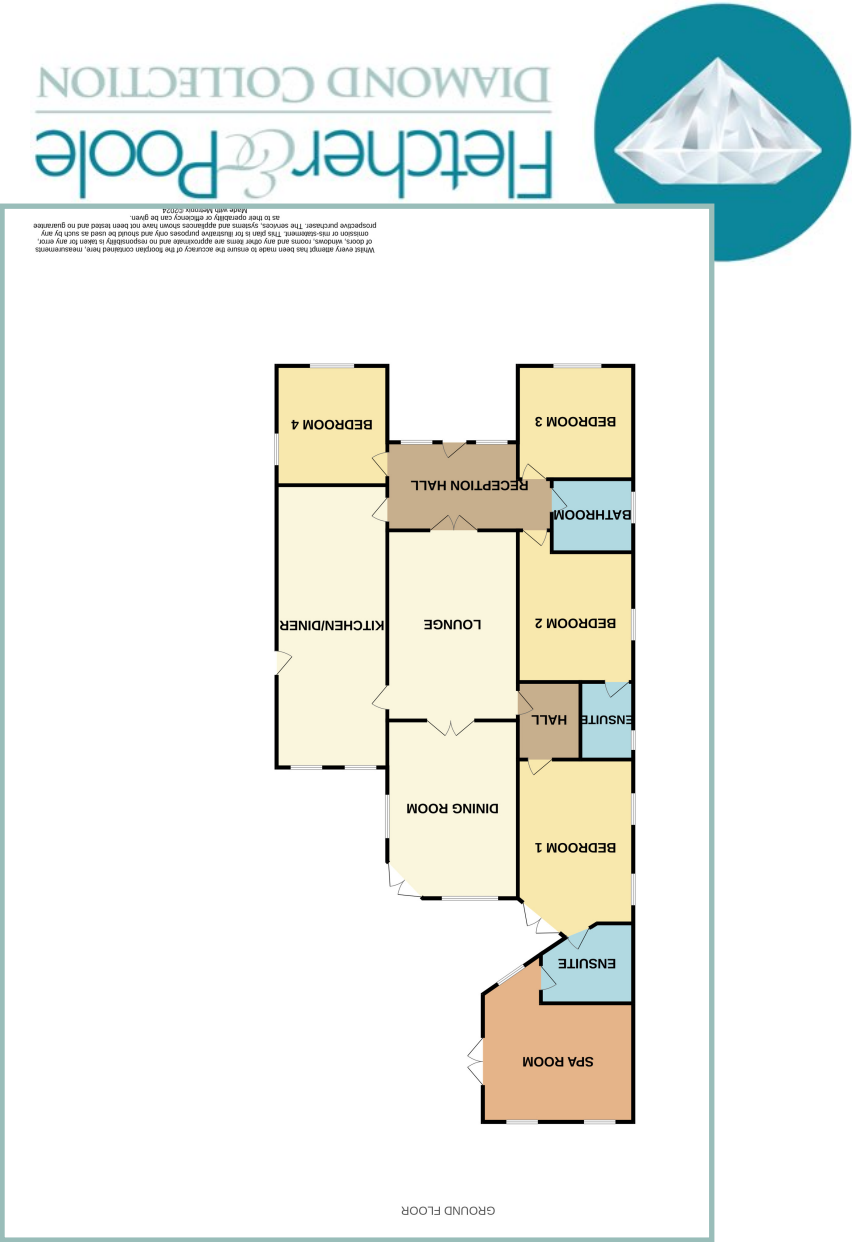


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Deceptively Spacious And Extended Four Bedroom Detached Bungalow

Description

An immaculately presented, deceptively spacious and extended bungalow occupying a large, beautifully landscaped plot. Located within walking distance to the historic walled town of Conwy, harbour, beach, marina, schools and also within easy access to lovely mountain walks and the A55.

The current owners have created a superb home, ideal for entertaining with a large sunny rear garden with external bar area and double doors into the hot tub room.

The well planned accommodation comprises: Good size reception hall, double doors into the lounge with gas fire, double doors through to the dining room which has a multi fuel log burner, a high ceiling and doors onto the rear garden, kitchen/breakfast room with central island with two ring electric hob and pop up electric socket and solid wood worktop, duel fuel Rangemaster cooker, integrated dishwasher, microwave, fridge/freezer and Quooker tap and multi fuel burner. Master bedroom suite with fitted wardrobes, ensuite shower room and access into the spa room, bedroom two with ensuite shower room, two further double bedrooms and a family bathroom.

UPVC double glazing and gas fired combination boiler.

To the outside there are double gates providing access onto the block paved driveway and lawned front garden areas with established plants and trees. Timber gated access into the fantastic rear garden which has been thoughtfully landscaped providing a superb Alfresco entertaining space with part covered bar area, large Indian stone patio area and large lawned area with ornamental pond with bridge over, timber Gazebo with paved seating area, timber workshop/store, a variety of established trees, plants and shrubs and an area ideal for growing vegetables. There is an area to the side of the property ideal for storage of the bins/recycling and a detached utility/hobbies room with space and plumbing for a washing machine and dryer and any additional fridge/freezers.

- * IMMACULATELY PRESENTED DETACHED FOUR DOUBLE BEDROOM BUNGALOW
- * DECEPTIVELY SPACIOUS AND EXTENDED
- * OCCUPIES LARGE BEAUTIFULLY LANDSCAPED GARDENS AND GROUNDS
- * PRIVATE AND SUNNY REAR GARDEN
- * IDEAL HOME FOR THOSE THAT ENJOY ENTERTAINING
- * HOT TUB/SPA ROOM WITH DOUBLE DOORS ONTO THE GARDEN
- * VIEWING ESSENTIAL TO APPRECIATE THE QUALITY AND LAYOUT OF THIS LOVELY HOME
- * FREEHOLD



4 Bedroom Detached Bungalow

8 Whinacres

Conwy

LL32 8ET

NO CHAIN

£745,000

Reference Number: FP8113
13/8/2024

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
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

Location

The property is located on the outskirts of the historic walled town of Conwy, on the banks of the River Conwy famous for its Castle and Bridges. The town has an array of retail outlets, medical centre, library and several places of historic interest. There is a local primary and secondary school, social and recreational facilities include 18 hole golf course and a yachting marina.

Directions

From our Conwy office turn left, go straight through the archway onto Bangor Road. Proceed along this road for approximately half a mile, turn right onto Penmaen Road and right onto Whinacres where number 8 can be found on the right.

Council Tax Band: E (provided on www.voa.gov.uk)

Energy Efficiency Rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Deceptively Spacious And Extended Four Bedroom Detached Bungalow

Reception Hall

17' 2" x 9' 2" 5.25m x 2.81m



Bedroom Two

14' 6" x 11' 10" 4.42m x 3.61m



Lounge

19' 10" x 13' 8" 6.05m x 4.17m

Large Rear Dining Room

19' 10" x 13' 8" 5.67m x 4.17m

Breakfast Kitchen & Family Room

27' 11" x 11' 7" 8.52m x 3.54m



Bedroom One

15' 8" x 13' 5" 4.77m x 4.09m



Ensuite

8' 1" x 5' 6" 2.47m x 1.67m



Bedroom Three

12' 1" x 11' 10" 3.68m x 3.62m



Bedroom Four/Study

11' 11" x 11' 10" 3.63m x 3.60m

Bathroom

8' 3" x 7' 7" 2.51m x 2.31m



Outside Utility Room

17' 11" x 5' 3" 5.47m x 1.62m

Large Garden Shed/Workshop

14' 6" x 10' 10" 4.42m x 3.31m

Spa Room

13' 5" x 11' 1" 4.09m x 3.39m



4 Bedroom Detached Bungalow

8 Whinacres

Conwy

LL32 8ET

NO CHAIN

£745,000

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