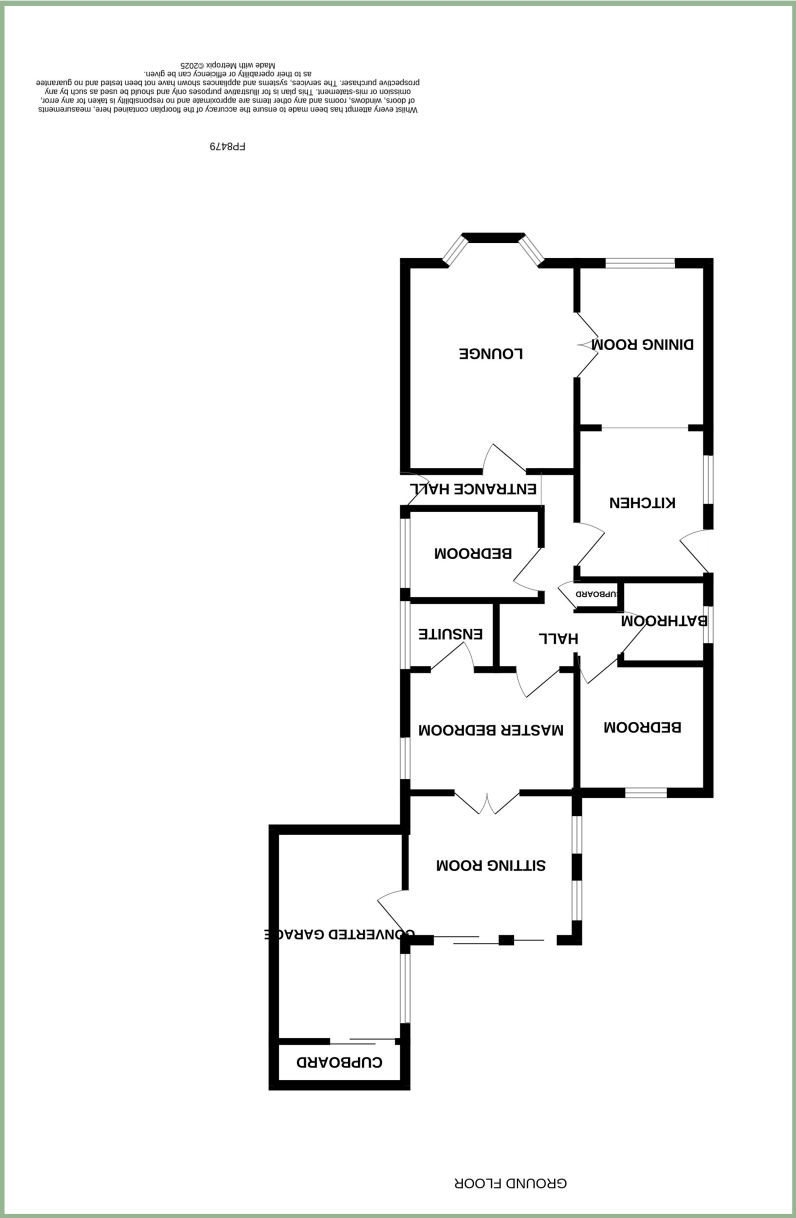


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. 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
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



DECEPTIVELY SPACIOUS AND EXTENDED THREE BEDROOM DETACHED BUNGALOW

Description

A deceptively spacious and extended three bedroom detached bungalow situated in a highly desirable area, allowing for easy access to both Deganwy village the Victorian town of Llandudno. The accommodation comprises: Entrance hall with storage cupboard, lounge with bay window and feature electric fire, double doors into the dining room which flows into the kitchen with integrated electric oven, hob and dishwasher (approximately 3 or 4 years old) and integrated washing machine and fridge, master bedroom with modern ensuite shower room and double doors into a lovely sitting room with apex ceiling and sliding doors onto the rear garden. Integral door into the converted garage. From the hallway there is access to two bedrooms and bathroom. UPVC double glazing and gas fired central heating. To the outside there is a lovely landscaped front garden with artificial grass and a variety of plants and bulbs, driveway parking and a low maintenance South West facing rear garden laid to paving, a variety of plants and timber shed.

- ✓ EXTENDED ACCOMMODATION WITH SECOND LOUNGE OVERLOOKING THE WEST FACING REAR GARDEN
- ✓ SITUATED IN A QUIET YET CONVENIENT CUL DE SAC LOCATION
- ✓ LOW MAINTENANCE LOVELY LANDSCAPED GARDENS
- ✓ FREEHOLD

Lounge

15' 6" x 13' 6" 4.72m x 4.11m



Dining Room

9' 7" x 8' 3" 2.92m x 2.51m

Kitchen

10' 10" x 8' 2" 3.30m x 2.49m



Bedroom One

11' 10" x 10' 11" 3.60m x 3.32m



En-suite Shower Room

8' 2" x 2' 9" 2.49m x 0.84m

Sitting Room

12' 1" x 10' 6" 3.68m x 3.20m



Converted Garage

13' 0" x 7' 6" 3.96m x 2.28m

Store Room

7' 11" x 2' 11" 2.41m x 0.89m

Bedroom Two

10' 10" x 9' 10" 3.30m x 2.99m

Bedroom Three

10' 1" x 7' 3" 3.07m x 2.21m

Bathroom

6' 6" x 5' 10" 1.98m x 1.78m



Location

Deganwy is a popular village with beach, marina, a variety of local shops and restaurants, and is on a bus route and railway line. It is located midway between the seaside town of Llandudno and the walled town of Conwy and is within easy access of the A55 dual carriageway.

Directions

From our Conwy office go around the one way system to the Castle and take the first exit at the mini roundabout following signs for Llandudno Junction/Deganwy. At the round about take the 1st exit onto New Road/A546 continue along road passing through Deganwy Village continuing on to Deganwy Road, Take a right hand turning sign posted Hawes Drive and right into Llys Helig which leads to Bryn Gannock.

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

3 Bedroom Detached Bungalow

2 BRYN GANNOCK
DEGANWY
LL31 9UG

NO CHAIN
£375,000

Reference Number: FP8479
3/10/2025

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

