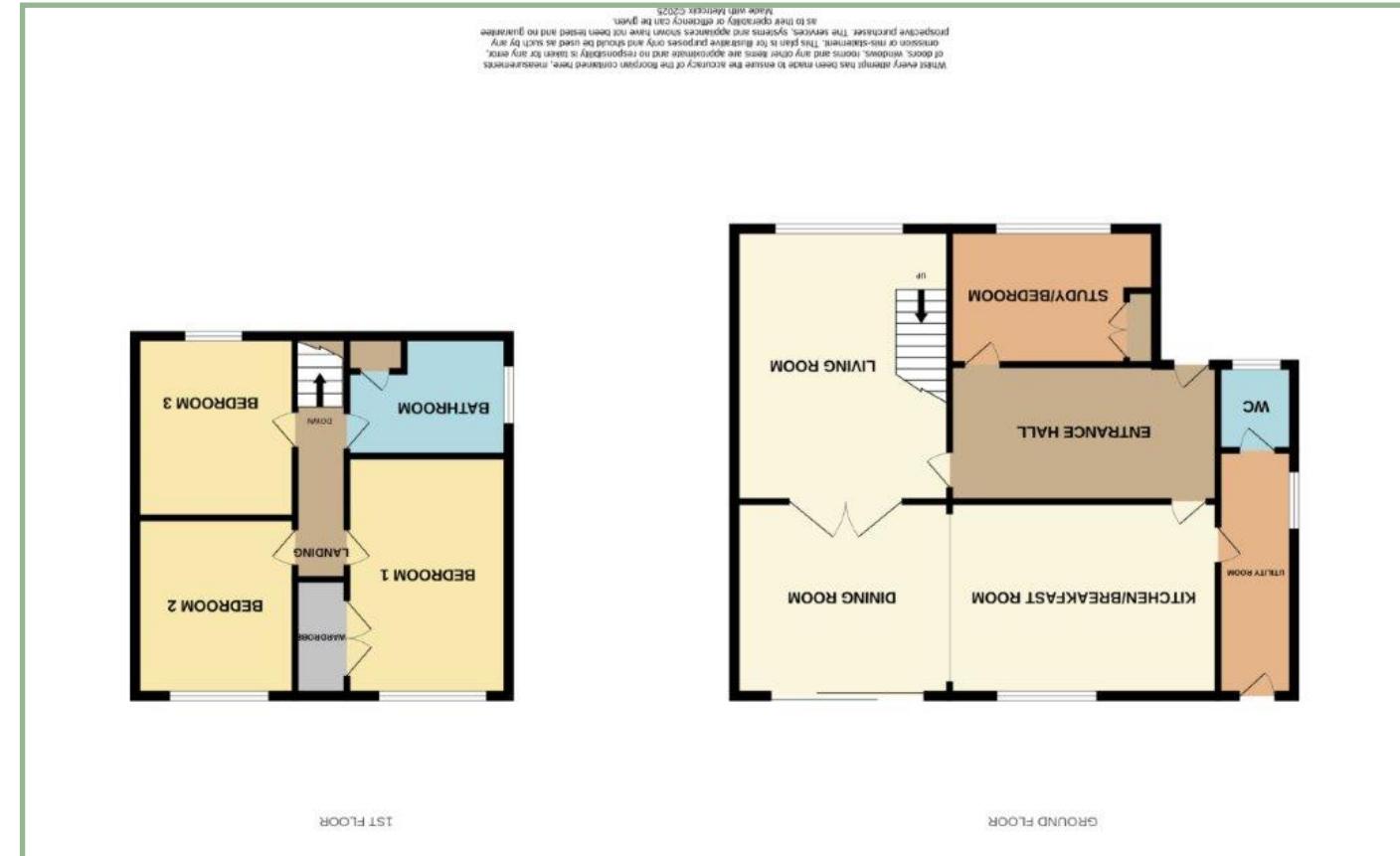
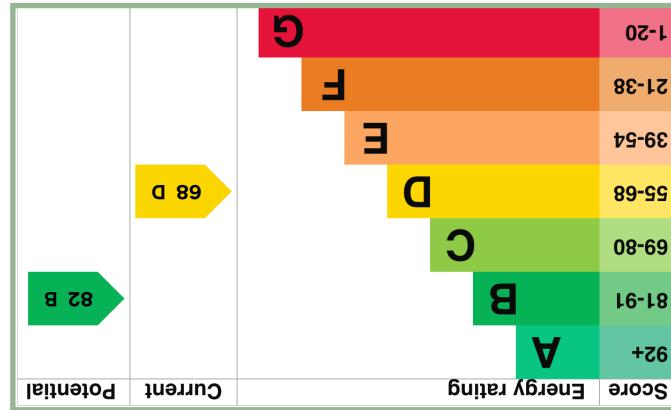


Please contact us before viewing the property. This is particularly important if you are contemplating travelling some distance to view the property.
We strongly recommend that all the information within this brochure is verified by yourself or your solicitors.
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.
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

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IMMACULATED PRESENTED FOUR BEDROOM SEMI-DETACHED BUNGALOW WITH MODERN INTERIORS READY TO MOVE STRAIGHT IN AND OFFERED FOR SALE WITH NO CHAIN!

Description

This delightful and immaculately presented semi-detached bungalow has three double bedrooms to the first floor, plus a versatile study/home office to the ground floor which could also be used as a bedroom! Offered for sale with NO CHAIN viewing is strongly recommended to avoid disappointment.

The accommodation in brief comprises, entrance hallway with glazed front door, wooden flooring, radiator with feature cover, and glazed doors to the kitchen, living room and study. The living room is bright and spacious with window to the front, carpeted flooring, radiator, and feature fireplace, open staircase with feature spindles and banister, glazed double doors lead to; the dining room with carpeted flooring, radiator, and glazed sliding patio doors leading out on to the gardens, the room opens out on to the breakfast kitchen, which has modern fitted wall and base level units, with complimentary granite effect work tops, breakfast bar area with seating for four stools, and splash back returns, integrated oven, microwave-grill, gas hob with extractor hood above, stainless steel sink, drainer, and mixer tap, space and plumbing for other kitchen appliances, wooden flooring, window to the rear, and glazed door to; Utility room with glazed door to the gardens, window to the side, wooden flooring, worktop with plumbing and space under for laundry appliances. The cloakroom has a window to the front and is fitted with a two-piece white suite comprising wall mounted wash hand basin and low-level WC, radiator, and wooden flooring. The study has a window to the front, wooden flooring, radiator, and double door fitted storage cupboard, currently used as a home office this room could be utilised as a bedroom.

To the first floor the landing area has carpeted flooring, doors to all first-floor rooms, and loft access hatch. Bedroom one has a double door fitted wardrobe, window overlooking the rear garden aspect, carpeted flooring, and radiator. Bedroom two is a second double bedroom with window to the rear, carpeted flooring, and radiator. Bedroom three is unusually a third double bedroom with skylight to the front with views of the mountains, carpeted flooring, and radiator. The family bathroom is fitted with a three-piece white suite comprising, shower bath with shower and glass screen, wash hand basin set within vanity unit, and low-level WC, chrome heated towel rail, vinyl wood effect flooring, fitted airing cupboard, and window to the side.

Externally the property is garden fronted with lawn area, mature plant, shrub and hedge borders and concrete laid driveway with parking for a couple of vehicles. The rear garden is fully enclosed with lawn area, paved seating patio area, mature plant, shrub, hedge, and tree lined borders, fenced, gated and wall boundaries.

- ✓ SEMI DETACHED BUNGALOW
- ✓ FOUR BEDROOMS
- ✓ TWO/THREE RECEPTION ROOMS
- ✓ MODERN INTERIORS
- ✓ GARDENS & DRIVEWAY
- ✓ NO CHAIN

Hallway

Living Room

15' 10" x 12' 6" 4.82m x 3.81m



Dining Room

12' 6" x 11' 4" 3.81m x 3.45m

Kitchen/Breakfast Room

14' 1" x 11' 4" 4.29m x 3.45m



Utility Room

10' x 4' 6" 3.05m x 1.37m

Cloakroom

5' 5" x 4' 6" 1.65m x 1.37m

Study/Bedroom Four

12' x 7' 11" 3.66m x 2.41m

Landing

Bedroom One

14' x 9' 5" to wardrobe door 4.26m x 2.87m



Bedroom Two

9' 11" x 9' 4" 3.02m x 2.84m

Bedroom Three

10' 5" x 9' 4" 3.17m x 2.84m

Bathroom

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 close to the far end of the cul-de-sac.

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

Energy Efficiency Rating: D

Tenure: Freehold

4 Bedroom Semi Detached Dormer Bungalow

24 Maes Dolfor
Llanfairfechan
LL33 0RP

NO CHAIN

£295,000

Reference Number: FP8430
21/7/2025

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:

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fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

