Fletcher & Poole
DIAMOND COLLECTION

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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 travelling some distance to view the property.

Braeside
Iolyn Park
Conwy
LL32 8UX

RENOVATED THREE-BEDROOM, TWO-BATHROOM DORMER BUNGALOW SET WITHIN APPROXIMATELY TWO ACRES OF PRIVATE GARDENS

3 Bedroom Dormer Bungalow

Braeside
Iolyn Park
Conwy
LL32 8UX

£550,000

Reference Number: FP8544
10/3/2026

Description

Braeside is a beautifully renovated three-bedroom, two-bathroom dormer bungalow set within approximately two acres of private gardens, offering a rare combination of modern comfort, flexible living space and exceptional outdoor surroundings.

The property has been comprehensively refurbished throughout, having been taken back to brick and fully renovated. Improvements include replastering, new ceilings and coving, complete rewiring, a new boiler, immersion heater and radiators. The original fireplaces have been refurbished and fitted with new log burners, while new windows and three external doors have been installed. The kitchen and bathrooms have also been stylishly replaced.

The ground floor offers spacious and versatile living accommodation, comprising a welcoming hallway, a well-appointed kitchen, dining room and a comfortable lounge. Both the dining room and lounge feature large picture windows that flood the rooms with natural light and provide lovely views, each centred around a characterful log burner fireplace.

Also on the ground floor is a generous double bedroom, currently used as a combined office and playroom, with doors opening directly onto the garden. A modern bathroom serves this level.

Upstairs are two further large bedrooms, both enjoying dual aspects and far-reaching views. One benefits from a dedicated dressing area. A family bathroom completes the first floor.

Externally, the property continues to impress. A double-length garage and driveway parking for two vehicles provide practical storage and parking, with the rear section of the garage offering further potential as it awaits renovation.

The gardens extend to approximately two acres and offer a wonderful sense of privacy and tranquillity. Around one third of the grounds have been professionally landscaped, featuring two patio areas and a raised deck that enjoys views towards Conwy Mountain. Three ponds add to the charm and biodiversity of the garden.

The remaining grounds consist of natural woodland that is lightly managed as a haven for wildlife. Additional outdoor features include a wood store, two garden sheds, and a fantastic covered outdoor seating, dining and BBQ area with lighting and electrics, set within a tropical-style garden.

A fully equipped outdoor office with heating and electricity provides an excellent work-from-home space.

Braeside offers a rare opportunity to acquire a beautifully modernised home with flexible living accommodation, extensive gardens and outstanding privacy in a truly picturesque setting.

* FULLY RENOVATED 3-BEDROOM, 2-RECEPTION ROOM, 2-BATHROOM DORMER BUNGALOW
* SET WITHIN APPROXIMATELY 2 ACRES OF PRIVATE GROUNDS
* PROFESSIONALLY LANDSCAPED GARDENS (APPROX. ONE-THIRD OF THE LAND)
* COVERED OUTDOOR SEATING / DINING / BBQ AREA WITH LIGHTING AND ELECTRICS IN TROPICAL-STYLE GARDEN
* OUTDOOR OFFICE WITH HEATING AND ELECTRICITY – IDEAL FOR HOME WORKING
* DOUBLE-LENGTH GARAGE AND DRIVEWAY PARKING FOR TWO VEHICLES
* EXTREMELY PRIVATE SETTING WITH BEAUTIFUL VIEWS
* OFFERED WITH NO CHAIN

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

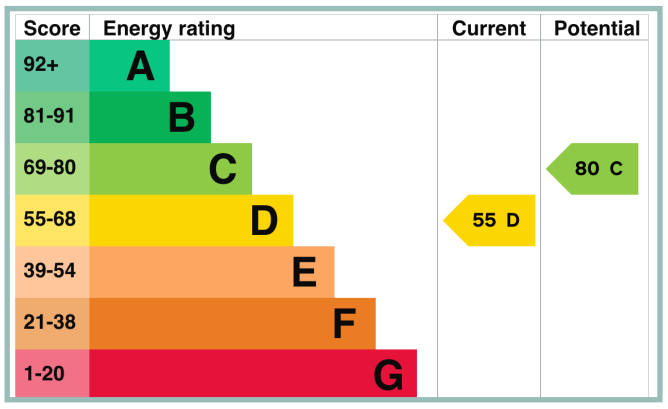
Location

The property is situated just outside of the walls of this medieval town 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 includes 18 hole golf course and a yachting marina.

Directions

From our Conwy office turn left and left through the archway onto Mount Pleasant, continue to the top of the hill, turn left and then right onto St. Agnes Road, at the bottom turn right onto Llanrwst Road, continue along this road, turn left onto Iolyn Park where Braeside can be found on the right.

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



RENOVATED THREE-BEDROOM, TWO-BATHROOM DORMER BUNGALOW SET WITHIN APPROXIMATELY TWO ACRES OF PRIVATE GARDENS

Entrance Hall

Living Room
16' 7" x 13' 3" 5.05m x 4.04m

Dining Room
15' 6" x 12' 1" 4.72m x 3.68m

Kitchen
10' 4" x 10' 1" 3.15m x 3.07m

Bedroom/Study
14' x 12' 5" 4.26m x 3.78m

Shower Room
8' 5" x 6' 10" 2.56m x 2.08m

Landing

Bedroom One
10' 2" x 12' 4" plus dressing area 3.10m x 3.76m

Bedroom Two
10' 10" x 9' 1" plus window office area 3.30m x 2.77m

Bathroom
7' 6" x 7' 2" 2.28m x 2.18m

Eaves Storage

Utility Room

Boiler Room

Detached Garage with Car Port

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