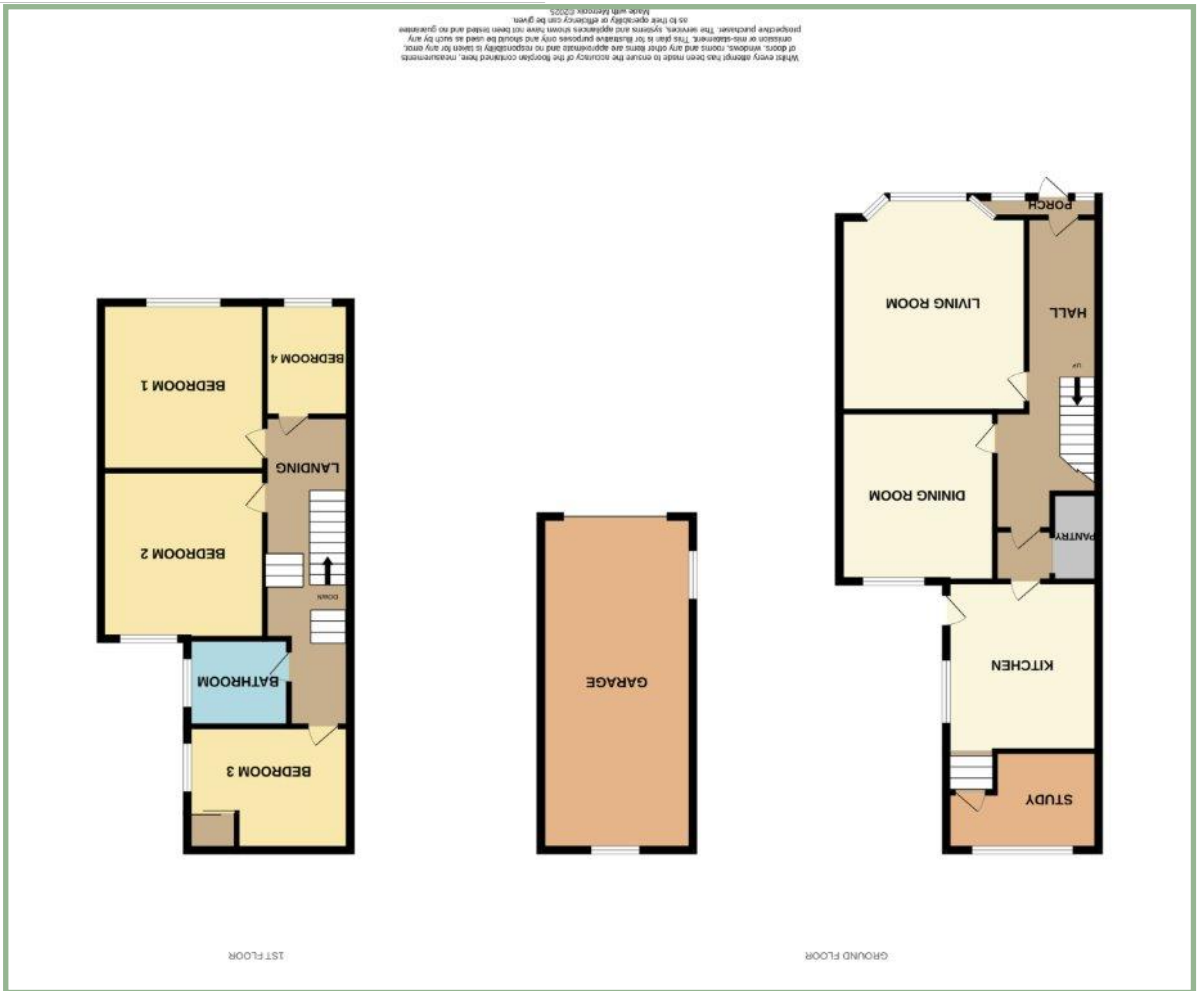


www.fletcherpoole.com



FANTASTIC OPPORTUNITY TO PURCHASE A FOUR BEDROOM, THREE RECEPTION ROOM SEMI DETACHED HOME IN A MOST SOUGHT AFTER LOCATION, IN NEED OF INTERNAL COSMETIC UPDATING AND SOLD WITH NO CHAIN!

Description

What an opportunity to purchase this spacious four-bedroom, three reception room property in a sought-after location, requiring cosmetic updating ready for you to out your own stamp on! Complete with parking, gardens, garage and sold with NO CHAIN, early viewing is essential to avoid disappointment.

The accommodation in brief comprises, entrance porch with tiled floor, windows, and glazed door. Hallway with glazed front door, carpet floor, radiator, carpeted staircase with feature original spindles and banister. The living room has a bay style window to the front, art deco tiled fireplace, original coving to ceiling, carpeted floor, and radiator. The dining room has a window to the rear, carpeted floor, and radiator. There is an inner hallway with under stairs pantry area. The kitchen/Breakfast room has a window and glazed door to the side, white wall and base level units with complimentary wooden work tops, stainless steel sink, drainer, and mixer tap, space and plumbing for kitchen and laundry appliances, space for dining furniture. The study room to the rear of the property has a large window with simply stunning views over the sea and towards Llandudno’s Great Orme and West Shore, carpeted flooring, part wood panelled walls and ceiling.

The first-floor landing is split level with carpeted floor, feature spindles and banister to the carpeted staircase, loft access hatch, and fantastic scope to create a full staircase to the loft which is ripe for conversion without losing any space from the bedrooms! Bedroom one is a spacious room with window to the front, carpeted flooring, and radiator. Bedroom two is a second double room with window to the rear, carpet floor, and radiator. Bedroom three is arguably a double room with window to the side, carpet floor, radiator and fitted airing cupboard housing the boiler. Bedroom four is a good-sized room with window to the front, radiator, and carpet floor. The family bathroom is fitted with a three-piece white suite comprising panelled bath with over head electric shower, pedestal wash hand basin, and low-level WC, tiled walls, vinyl floor, radiator, and window to the side.

Externally thew property has a detached garage and concrete driveway providing ample off-road parking, the front is mainly flower bed, and shrub borders with hedge, fenced, wall and gated boundaries. While the rear is fully enclosed and split into three sections, stone and pebble seating area, lawn area, plus fruit and vegetable growing garden area complete with two greenhouses! There is an outdoor WC and storage room to the rear of the property.

- ✓ SPACIOUS SEMI-DETACHED HOME
- ✓ IN NEED OF COSMETIC UPDATING
- ✓ FOUR BEDROOMS
- ✓ THREE RECEPTION ROOMS
- ✓ GARDENS, GARAGE, AND DRIVEWAY
- ✓ NO CHAIN & SOUGHT AFTER LOCATION

Porch

Hallway

Living Room

14’ 4” x 12’ 10” 4.37m x 3.91m



Dining Room

11’ 5” x 10’ 10” 3.48m x 3.30m

Inner Hall/Pantry

Kitchen/Breakfast Room

11’ 8” x 10’ 6” 3.55m x 3.20m



Study

11’ 4” x 6’ 9” 3.45m x 2.06m

Landing

Bedroom One

11’ 3” x 11’ 3” 3.43m x 3.43m



Bedroom Two

11’ 3” x 10’ 11” 3.43m x 3.32m

Bedroom Three

10’ 6” x 8’ 6” 3.20m x 2.59m

Bedroom Four

7’ 10” x 5’ 11” 2.39m x 1.80m

Bathroom

8’ 7” x 6’ 8” 2.61m x 2.03m

Detached Garage

22’ 10” x 9’ 4” 6.96m x 2.84m

Location

Situated on the edge of the picturesque village of Dwygyfylchi with its’ own local primary school, and shops, it has a bus service through to Penmaenmawr and onwards towards Bangor. Penmaenmawr has another primary school close by, a quaint range of shops housed under an attractive Victorian arcade and bus / rail services. The A55 coastal road provides easy access to the University City of Bangor (approximate 10 miles) and also eastwards to the towns of Conwy, Llandudno, Colwyn Bay and beyond.

Directions

From our Conwy office turn left, left onto Uppergate Street, proceed onto the Sychnant Pass Road. Follow this road for approximately 6 miles, proceed through Capelulo and continue towards Penmaenmawr along Conwy Old Road where Berthlwyd can be found on the right.

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

4 Bedroom Semi Detached Home

Berthlwyd
Conway Old Road
Dwygyfylchi
LL34 6RB

NO CHAIN
£275,000

Reference Number: FP8429
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:

tel: 01492 583100
fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

