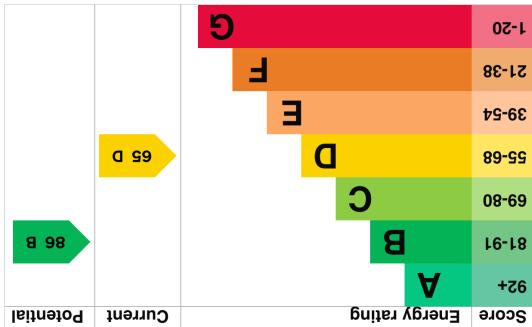


Please strongly recommend that all the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We endeavor to make our sales details accurate and reliable but they should not be relied on as statements of representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation 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 will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. 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 is verified by yourself or your adviser.

www.fletcheroole.com

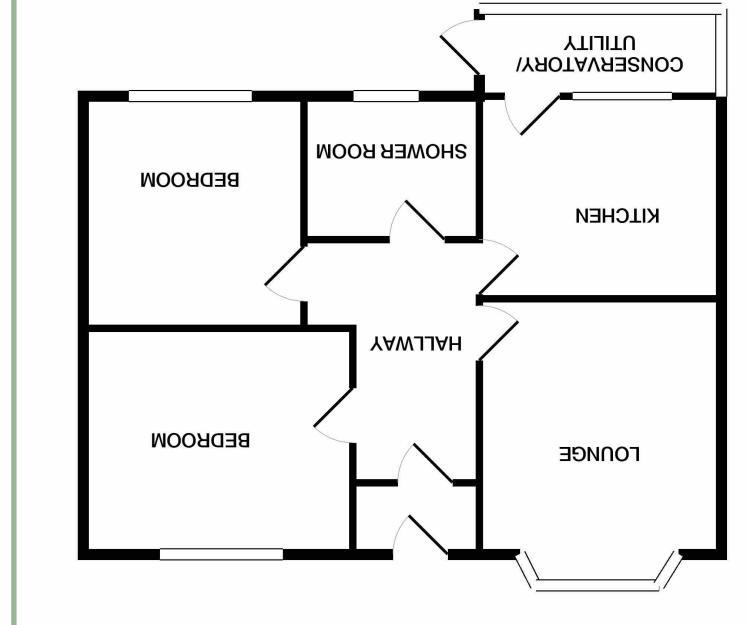


Fletcheroole



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is for illustrative purposes only and should not be used and no guarantee as to their operability or efficiency can be given.

RP2676



Refurbished Two Bedroom Semi-Detached Bungalow

Description

A fully refurbished two-bedroom semi-detached bungalow situated in the highly sought after residential location of Llanrhos. The property is within walking distance of the Vardre with far reaching views. This property is located perfectly located between Llandudno and Deganwy.

The property has been fully refurbished throughout to include a new composite front door and electric garage door, combination boiler, re-plastered throughout, new internal doors, new two tone kitchen with integrated appliances, new contemporary shower room, new gas fire and redecorated and carpets throughout. Viewing is highly recommended to appreciate the finish throughout and the fantastic location. The accommodation briefly comprises; storm porch, hallway, spacious light lounge with bay window, modern fitted kitchen, contemporary shower room, two double bedrooms and conservatory/utility.

Outside to the front there is a block paved driveway with off road parking for two vehicles and with access to a single garage. The beautiful large rear garden is landscaped with a flagged patio area, laid to lawn with raised borders and a timber shed.

- ✓ FULLY REFURBISHED TWO-BEDROOM SEMI-DETACHED BUNGALOW
- ✓ SITUATED IN A HIGHLY SOUGHT AFTER QUIET LOCATION
- ✓ MODERN KITCHEN & CONTEMPORARY SHOWER ROOM
- ✓ LOW MAINTENANCE, SPACIOUS, SUNNY REAR FLAT GARDEN
- ✓ OFF ROAD PARKING & SINGLE GARAGE
- ✓

Hallway

4' 4" x 12' 8" 1.32m x 3.86m

Lounge

14' 3" x 11' 10" 4.34m x 3.60m



Kitchen

11' 4" x 9' 8" 3.45m x 2.94m



Conservatory/Utility

11' 7" x 4' 4" 3.53m x 1.32m

Bedroom One

10' 10" x 9' 11" 3.30m x 3.02m



Bedroom Two

12' x 9' 11" 3.66m x 3.02m



Shower Room

6' 3" x 5' 5" 1.90m x 1.65m



Garage

Location

The property is located in the quiet residential area of Llanrhos, on the outskirts of the busy coastal resort of Llandudno with its wealth of shops and other amenities, Victoria Pier and promenade, theatre, ski slope and swimming pool. The walled town of Conwy also within a short distance.

Directions

From our Conwy office go back over the bridge and turn left at the roundabout for Deganwy. Proceed along this road passing the Deganwy Quay on the left-hand side. Continue past the shops and take the right hand fork onto Deganwy Road, continue along this road until you see a right hand turn for Maes Y Castell. The turn left onto Arfryn where number 36 can be found nearly at the top of the road on the right-hand side.

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

Energy Efficiency Rating: D

2 Bedroom Semi-Detached Bungalow

**36 ARFRYN
LLANRHOS
CONWY
LL30 1PB**

£270,000

Reference Number: FP7761

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

