

Please contact us before viewing the property. If there is any point of particular importance to you are contemplating travelling some distance to view the property, we will also confirm that the property remains available. This is particularly important if you are considering travelling some distance to view the property.

We strongly recommend that all the information which we provide about the property is verified by your local advisor.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty is given as to their condition.

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 in relation to the property and we have no authority to do so on behalf of the seller.

[www.fletcherpooles.com](http://www.fletcherpooles.com)

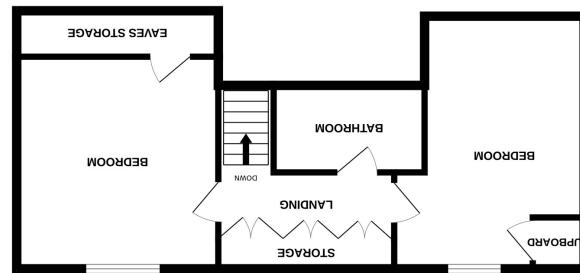
## DIAMOND COLLECTION Fletcher Pooles



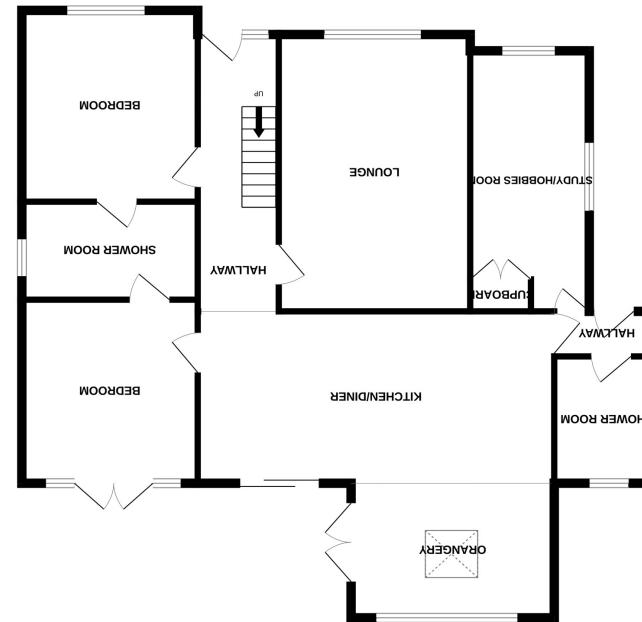
Make an appointment 0204 795 955  
or to their代理人 or the agent's office.  
We strongly advise you to make an appointment and no guarantee  
is given as to the availability of the property.  
Whilst every effort has been made to ensure the accuracy of the information contained here, measurements  
of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.  
An accurate measurement of the property is taken by a surveyor and should be used as such by any  
prospective purchaser. The seller, the agent and the agent's office accept no responsibility for any  
inaccuracy in the information contained in this brochure.

TOTAL FLOOR AREA: 1678 sq ft (155.9 sq.m.) approx.

PP795



512 sq ft. (47.6 sq.m.) approx.



1166 sq ft. (108.3 sq.m.) approx.



# Refurbished & Extended Four Bedroom Dormer Bungalow

## Description

A beautifully presented and extended four bedroom dormer bungalow situated in a highly sought after location just outside the town walls.

The current owner has extended and refurbished this lovely home to a high standard creating versatile accommodation with open plan living to the ground floor. The property also enjoys a South facing rear garden with views towards the sea and the Great Orme.

The accommodation comprises: Entrance hall with open tread staircase with glass balustrade, lounge, open plan kitchen/dining area and orangery. The modern integrated kitchen/diner has an integrated microwave oven, additional oven, dishwasher, 4 ring gas hob and pull-out larder cupboards. The Orangery enjoys an atrium ceiling allowing plenty of light to flood the space and double doors onto the rear garden. An inner hall leads to the study/hobbies room and a modern shower room. There are two double bedrooms located on the ground floor with access to the Jack and Jill modern shower room, the bedroom to the rear also benefits from double patio doors onto the rear garden.

To the first floor: Landing with built in storage cupboards and two double bedrooms and modern bathroom.

UPVC double glazing throughout and gas fired Worcester combination boiler.

To the outside there is a block paved driveway with two lawned areas and established Magnolia tree, a pathway to the side leads to the rear garden which has a flagged patio with feature stone walls and steps leading up to a lawned area with a corner flagged seating area from which to enjoy the views over the sea and the Great Orme.

- \* EXTENDED AND REFURBISHED FOUR BEDROOM DORMER BUNGALOW
- \* VERSATILE ACCOMMODATION WITH BEDROOMS ON BOTH FLOORS
- \* SITUATED IN A HIGHLY SOUGHT AFTER CUL DE SAC LOCATION
- \* WALKING DISTANCE TO THE WALLED TOWN & HARBOUR
- \* SOUTH FACING REAR GARDEN WITH LOVELY VIEWS
- \* OPEN PLAN KITCHEN/DINER/ORANGERY TO REAR
- \* FREEHOLD



4 Bedroom Dormer Bungalow

29 Bryn Celyn  
Conwy  
LL32 8PW

**£650,000**

Reference Number: FP7955  
21/2/2024

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](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

## Location

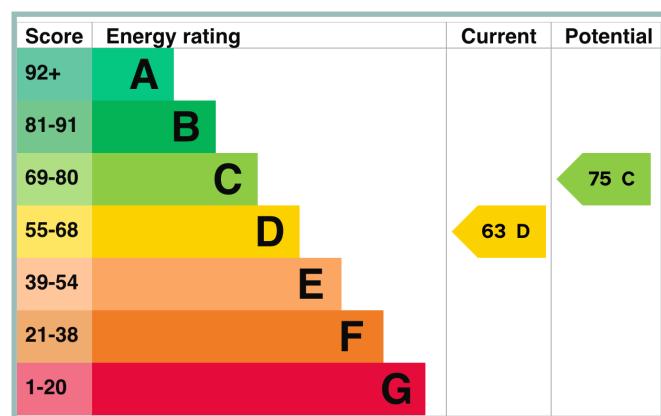
The historic walled town of Conwy is located on the banks of the River Conwy and is famous for its Castle and Bridges. There is a busy harbour, marina, 18 hole golf course, wealth of local shops, and schools, and is located on a bus route and railway line. The A55 Expressway for easy access to Chester and motorways is near by.

## Directions

From our Conwy office turn left go straight through the archway onto Bangor Road. Take the first left and proceed over the bridge, continue straight ahead onto Bryn Celyn, bear right where number 29 can be found on the left.

Council Tax Band: E (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: D



# Refurbished & Extended Four Bedroom Dormer Bungalow

## Hallway

17' 11" x 5' 1" 5.46m x 1.55m



## Lounge

17' x 12' 5.18m x 3.66m



## Kitchen/Diner

24' 2" x 19' 6" into Orangery 7.37m x 5.95m

## Side Hall

6' 2" x 4' 6" 1.87m x 1.37m

## Shower Room

7' 4" x 6' 2" 2.23m x 1.87m



## Study

16' 4" x 7' 6" 4.98m x 2.28m



## Bedroom Two

11' 11" x 10' 11" 3.63m x 3.32m



## Jack & Jill Shower Room

10' 10" x 6' 5" 3.30m x 1.95m



## Bedroom One

11' 11" x 10' 11" 3.63m x 3.32m



## Landing

10' 11" x 4' 4" 3.32m x 1.32m

## Bedroom Three

13' 1" x 15' 11" 3.99m x 4.85m



## Bedroom Four

12' 8" x 13' 3" 3.86m x 4.04m

## Bathroom

9' 7" x 5' 6" 2.92m x 1.67m

4 Bedroom Dormer Bungalow

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