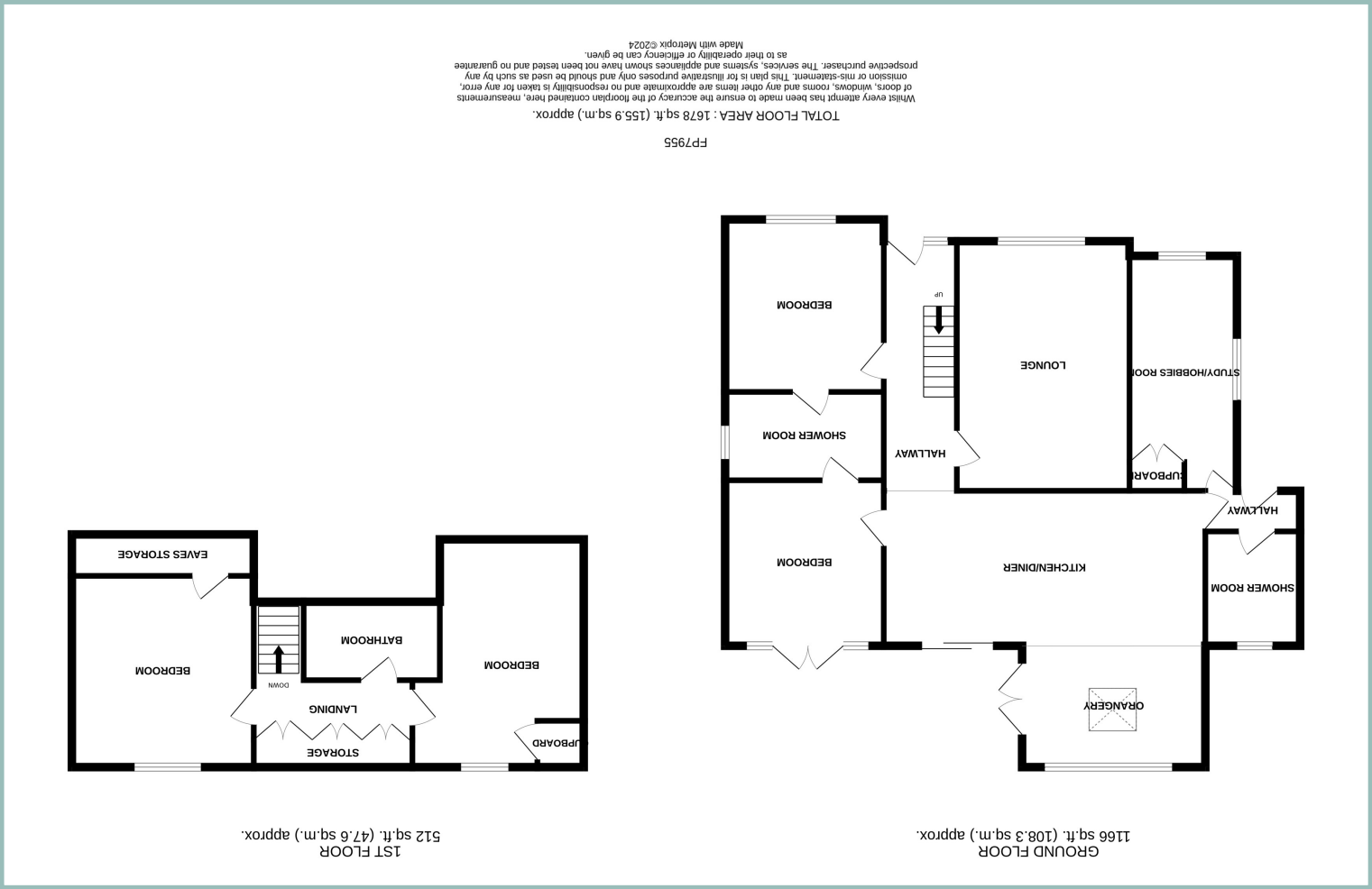


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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 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 traveling some distance to view the property.

Fletcher & Poole
DIAMOND COLLECTION



www.fletcherpoole.com



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
web: 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)

Energy Efficiency Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Refurbished & Extended Four Bedroom Dormer Bungalow

Hallway

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



Bedroom Two

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



Lounge

17' x 12' 5.18m x 3.66m



Jack & Jill Shower Room

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



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



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

Study

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



4 Bedroom Dormer Bungalow

29 Bryn Celyn
Conwy
LL32 8PW

£650,000

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