



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





MOST SPACIOUS THREE BEDROOM SEMI DETACHED HOME IN SOUGHT AFTER LOCATION  
WITH SCENIC VIEWS, LOVELY GARDENS, DRIVEWAY & GARAGE OFFERED WITH NO CHAIN!

Description

This three double-bedroom semi detached home is situated in the most popular and sought after village of Dwygyfylchi, with scenic mountain views, offered for sale with NO CHAIN we strongly recommend early viewing to avoid disappointment. The accommodation in brief comprises, entrance hall with windows and glazed door to the front, carpet floor, radiator, carpeted stairs to the first floor and open under stairs storage area. The living room is open plan to the dining room and is dual aspect with window to the front, and glazed sliding doors to the rear gardens, carpeted floor, hatch to the kitchen, radiators, and feature fireplace with surround, mantle and hearth being the centrepiece of the room. The kitchen is fitted with wall and base units, complimentary roll top work surfaces, sink, drainer, and mixer tap, integrated oven, hob, and extractor, storage cupboard, window to the rear, vinyl floor, and glazed door to the side. The landing has carpet floor, window to the side, and fitted storage cupboard. Bedroom one is a spacious double room with window to the front offering mountain views, radiator, and carpet floor. Bedroom two is a second double room with carpet floor, radiator, and window to the rear offering scenic mountain views. Bedroom three is also a double room, with window to the front, radiator, and carpet floor. The bathroom is fitted with a three-piece suite comprising, panel bath, pedestal wash hand basin, and low-level WC, vinyl flooring, tiling to splash back areas, and window to the rear.

The property is fully double glazed and gas central heated, there is a driveway to the side offering parking for several vehicles and leading to a detached garage with up and over door, window to side, glazed door to the side, lighting, and power. The front and rear of the property offer well-kept gardens, mainly laid to lawn with paved footpaths, mature plant, shrub, and hedge borders, and fenced boundaries.

- ✓ SEMI DETACHED HOME
- ✓ THREE DOUBLE BEDROOMS
- ✓ SPACIOUS LIVING ROOM
- ✓ LOVELY FRONT & REAR GARDENS
- ✓ DRIVEWAY & DETACHED GARAGE
- ✓ NO CHAIN

Hallway

9’ 9” x 6’ 1”     2.97m x 1.85m

Living/Dining Room

21’ x 13’ 10”     6.40m x 4.21m



Kitchen

11’ 1” x 10’ 3”     3.38m x 3.12m



Landing

8’ 5” x 7’ 6”     2.56m x 2.28m

Bedroom One

12’ 8” x 11’ 2”     3.86m x 3.40m



Bedroom Two

12’ 8” x 9’ 8”     3.86m x 2.94m



Bedroom Three

10’ 2” x 8’ 1”     3.10m x 2.46m

Bathroom

7’ 7” x 5’ 6”     2.31m x 1.67m



Detached Garage

Location

Dwygyfylchi is a picturesque village located at the bottom of the Sychnant Pass and is on the edge of the Snowdonia National Park. It has a village school, two pubs/restaurants and the mobile post office visits weekly. It is near Penmaenmawr with its local shops and amenities and close to the A55 Expressway for easy access to Conwy, Bangor or Chester.

Directions

From our Conwy office take the A55 in the direction of Bangor. Take the first turning off signposted Dwygyfylchi. Continue along this road and after passing the church on the left, take the first right into Cae Gwynan where number 36 can be found on the right.

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

3 Bedroom Semi  
Detached Home

36 Cae Gwynan  
Dwygyfylchi  
LL34 6TR

NO CHAIN  
**£249,500**  
REDUCED FROM £270,000

Reference Number: FP8378  
4/6/2025

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**  
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