



# SPACIOUS DETACHED CORNER PLOT BUNGALOW WITH DETACHED GARAGE PLUS SEA AND MOUNTAIN VIEWS

## Description

This delightful, bright, and spacious two double bedroom detached bungalow is situated on a corner plot in a cul-de-sac location with unrivalled sea views to the rear and mountain views to the side and front.

The property is offered for sale with NO CHAIN!

In brief the accommodation comprises, entrance hallway with doors to all rooms (with the exception of the conservatory) and storage cupboard housing the recently installed boiler, and hatch providing access to the loft space, which we are advised is of a good size and boarded, the living room offers most spacious accommodation and is well lit by two large windows, the dining kitchen has a window and door leading in to the conservatory, which is well lit with windows to three sides along with skylights and double doors to the gardens, the bathroom is fitted with a three piece suite, bedroom one and two offer double bed and furniture space with bedroom one currently having a fitted wardrobe, both bedrooms offer superb sea views. The property features and benefits include full double glazing throughout, gas central heating via a combination boiler, detached garage with lighting and power, driveway, gardens to three sides which are well kept and have a summer house and shed.

- ✓ DELIGHTFUL & SPACIOUS DETACHED BUNGALOW
- ✓ CORNER PLOT GARDENS TO THREE SIDES
- ✓ DRIVEWAY & DETACHED GARAGE
- ✓ SEA & MOUNTAIN VIEWS
- ✓ IN NEED OF SOME UPDATING
- ✓ NO CHAIN

## Living Room

22' x 11' 7" 6.71m x 3.53m



## Kitchen / Diner

9' 9" x 9' 2.97m x 2.74m



## Conservatory

10' 11" x 7' 3.32m x 2.13m



## Bedroom One

11' x 10' 11" 3.35m x 3.32m



## Bedroom Two

11' 7" x 10' 5" 3.53m x 3.17m

## Bathroom

7' 2" x 6' 10" 2.18m x 2.08m



## Garage

17' 1" x 9' 2" 5.21m x 2.79m

## 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 28 can be found on the right in the far corner.

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

Energy Efficiency Rating: D

## 2 Bedroom Bungalow

28 CAE GWYNAN  
DWYGYFYLCHI  
CONWY  
LL34 6TR

**£245,000**  
REDUCED FROM £260,000

Reference Number: FP8218  
28/11/2024

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  
fax: 01492 583616  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

