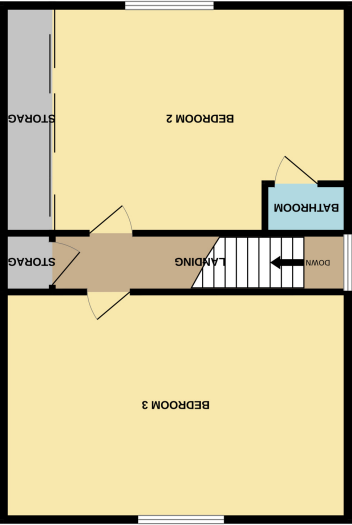


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

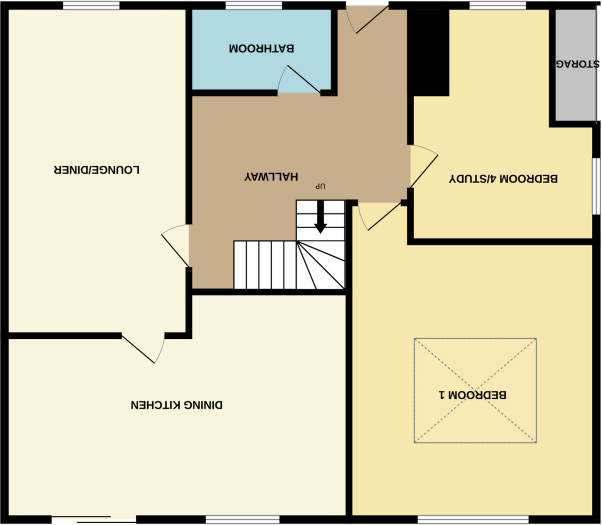
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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



1ST FLOOR



GROUND FLOOR

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



BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED DORMER BUNGALOW COMPLETELY REFURBISHED AND IMPROVED BY CURRENT OWNERS

Description

A beautifully presented 29 Bryn Castell is a perfect example of modern refurbishment, redesigned by the current owners this detached dormer bungalow enjoys views from first floor level and sunny aspect to rear.

The spacious accommodation briefly affords, entrance hall, two ground floor bedrooms, bathroom, large lounge/diner, kitchen, first floor landing, two bedroom (one with en-suite). Occupying a sought-after position enjoying elevated views and close proximity to the historic market town of Conwy rich in history the town offers, schools, public houses, restaurants and transport links.

Benefiting from UPVC double glazing, mains gas fired central heating, ground floor bedrooms/bathrooms and modern fitted kitchen.

Externally the property further boasts, ample off-road parking, with mostly lawned area to front and rear enclosed garden, perfect for entertaining with a range of paved seating areas enjoying sunny aspect and lawn. External garage store and log store. Viewing highly recommended.

- ✓ BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED DORMER BUNGALOW
- ✓ COMPLETELY REFURBISHED AND IMPROVED BY CURRENT OWNERS
- ✓ MODERN FITTED KITCHEN AND BATHROOMS
- ✓ AMPLE OFF-ROAD PARKING TO FRONT
- ✓ REAR ENCLOSED GARDEN AND SUN TERRACE
- ✓ VIEWING HIGHLY RECOMMENDED
- ✓ FREEHOLD TENURE

Entrance

Lounge/Diner

19' 3" x 10' 9" 5.87m x 3.27m



Dining Kitchen

20' 1" x 10' 9" 6.12m x 3.27m



Bedroom One

16' 2" x 14' 5" 4.93m x 4.39m



Bedroom Four/Study

12' 3" x 9' 10" 3.73m x 3m

Ground Floor Bathroom

8' 6" x 5' 1" 2.59m x 1.55m



Landing With Storage

Bedroom Two With Ensuite

14' 3" x 11' 7" 4.34m x 3.53m



Bedroom Three

14' 3" x 10' 10" 4.34m x 3.30m



Location

"Bryn Castell" is located on the outskirts of the famous medieval walled castle town of Conwy with its wealth of local shops, hostelries, schools, library and medical centres, busy harbour, marina and 18 hole golf course. It is also located a short distance from the edge of the Snowdonia National Park.

Directions

Turn left out of our Conwy office and left again by the Albion Public House onto Uppergate Street. Continue through the arch, take the first left onto St.Agnes Road and continue to the end. At the junction turn slight right onto Llanrwst Road and continue up the hill, after a short distance take the first left onto Bryn Seiri Road and follow this road round where 29 Bryn Castell can be found.

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

4 Bedroom Detached Dormer Bungalow

29 Bryn Castell
Conwy
LL32 8LF

£329,950

Reference Number: FP8328
16/4/2025

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

By appointment contact:

tel: 01492 583100
fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

