





THREE BEDROOM SEMI DETACHED HOME ENJOYING LOVELY VIEWS

Description

A three bedroom semi detached home situated in a highly desirable village location enjoying superb mountain views from the rear aspect and views of the sea to the front aspect. Westfield occupies a good size plot with plenty of off road parking and a large double garage with inspection pit.

The accommodation which is in need of updating provides the new owner with a huge amount of scope to create a lovely traditional family home which is located within walking distance to the primary school, shops, lovely walks, bus routes and A55.

The accommodation comprises: Porch, good size hallway, dining room with gas fire and back boiler, extended lounge with gas fire, kitchen with side hall area and W.C.

To the first floor: Landing, three bedrooms, walk in store room which houses the immersion tank, and family bathroom.

UPVC double glazing and gas fired back boiler for the central heating and immersion heater to heat the hot water.

To the outside Westfield is accessed via double gates onto the driveway, there is a tarmac side driveway leading to the double garage which has power, light, electric heating and inspection pit. To the rear the South East facing garden is mainly laid to lawn with established shrubs.

- ✓ TRADITIONAL THREE BEDROOM SEMI DETACHED HOME
- ✓ OCCUPIES A GOOD SIZE PLOT
- ✓ PLENTY OF DRIVEWAY PARKING WITH LARGE GARAGE
- ✓ ENJOYS MOUNTAIN AND SEA VIEWS
- ✓ CLOSE TO THE PRIMARY SCHOOL AND SHOPS
- ✓ FREEHOLD
- ✓ NO CHAIN

Porch

6' 11" x 3' 2"      2.11m x 0.96m

Hallway

9' 11" x 8' 5"      3.02m x 2.56m

Lounge

23' 9" x 10' 11"      7.24m x 3.32m



Kitchen

12' 11" x 11' 4"      3.94m x 3.45m



Inner Hall

W.C

3' 7" x 2' 8"      1.09m x 0.80m

Landing

8' 6" x 8' 5"      2.59m x 2.56m

Bedroom One

14' x 10'      4.26m x 3.05m



Bedroom Two

13' x 10' 11" max      3.96m x 3.32m



Bedroom Three

11' 6" x 9' 10" max      3.50m x 3m

Bathroom

8' 6" x 4' 9"      2.59m x 1.44m



Walk In Cupboard

5' 3" x 4' 6"      1.60m x 1.37m

Garage

24' 11" x 17' 8"      7.60m x 5.38m

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 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, second left onto Treforris Road where Westfield can be found on the left.

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

3 Bedroom Semi Detached Home

Westfield  
Treforris Road  
Dwygyfylchi  
LL34 6RH

£320,000

Reference Number: FP8513  
12/11/2025

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

