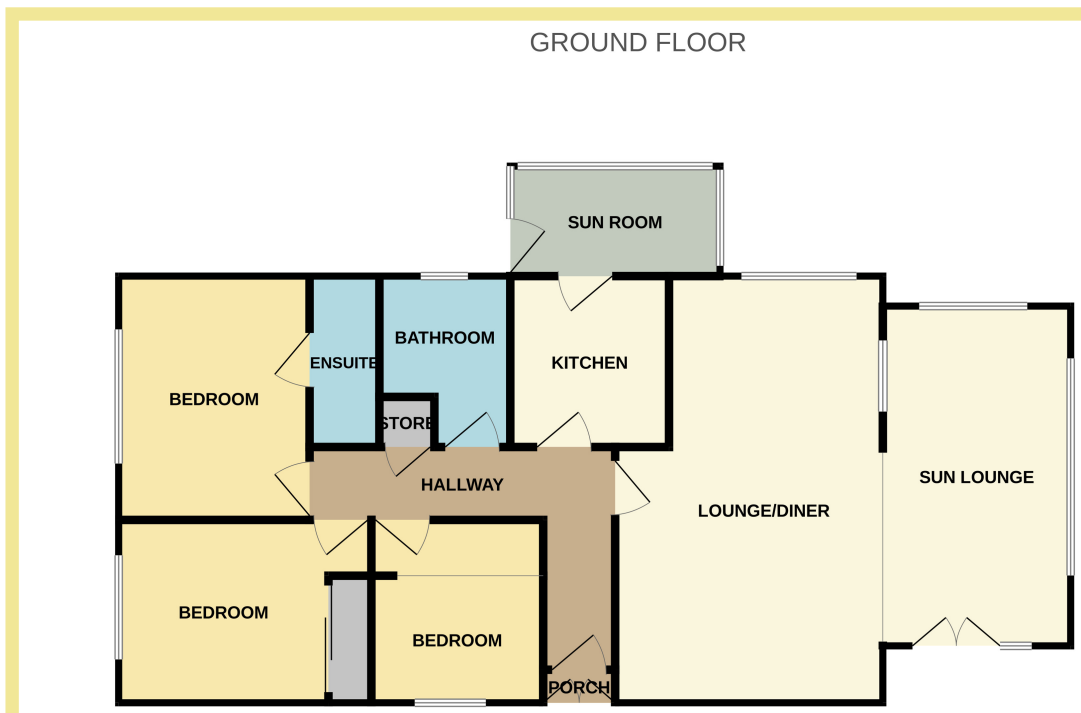


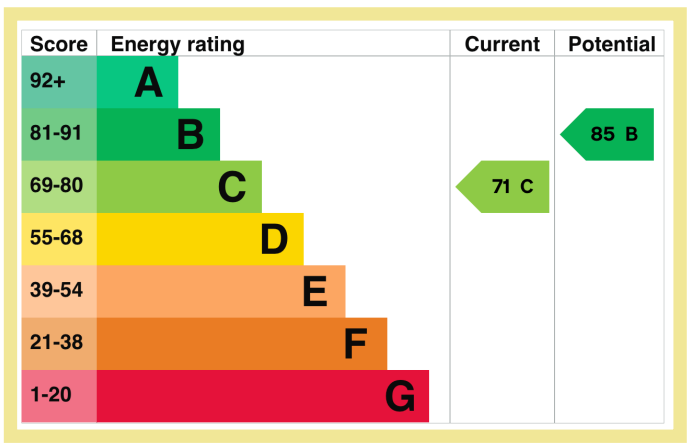
28 Traeth Melyn
Deganwy
Conwy
LL31 9DP



GROUND FLOOR

RP 4468

Whilst 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 mis-statement. 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.
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Fletcher & Poole

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THREE BEDROOM DETACHED BUNGALOW WITH STUNNING VIEWS TUCKED AWAY IN A CUL DE SAC CLOSE TO THE AMENITIES OF DEGANWY

Description

This three bedroom detached bungalow is tucked away in a cul de sac with stunning far-reaching views that overlook the golf course and stretch towards the Great Orme on one side and Conwy mountain to the other. The property was extended to create a large living area and sun lounge that makes the most of those amazing views. Situated close to the amenities of Deganwy it is also only a short drive from the center of Llandudno.

The accommodation comprises of porch, hallway with built in storage, light and spacious lounge/diner which opens into the sun lounge which also has direct access to the outside, kitchen with access to the sun porch, three bedrooms, the master with an ensuite shower room and views towards Conwy mountain and a bathroom. There is gas central heating and UPVC double glazing.

Outside there is ample off-road parking, a detached garage, an open lawn area to the front and enclosed rear garden which is part paved and with a lawn.

- ✓ THREE BEDROOM DETACHED BUNGALOW WITH STUNNING VIEWS
- ✓ EXTENDED LIVING ACCOMMODATION WITH AN IMPRESSIVE SUN LOUNGE
- ✓ TUCKED AWAY IN A CUL DE SAC CLOSE TO THE AMENITIES OF DEGANWY
- ✓ AMPLE OFF ROAD PARKING AND DETACHED GARAGE
- ✓ NO CHAIN
- ✓ FREEHOLD

Lounge/Diner

19′ 10″ x 12′ 5″ (6.05m x 3.79m max)



Sun Lounge

15′ 7″ x 8′ 8″ (4.74m x 2.63m)



Kitchen

7′ 11″ x 7′ 4″ (2.41m x 2.24m)



Sun Porch

9′ 8″ x 5′ 1″ (2.95m x 1.55m)

Bedroom One

11′ 2″ x 8′ 10″ (3.41m x 2.68m)



Ensuite

7′ 9″ x 3′ 3″ (2.37m x 0.98m)

Bedroom Two

11′ 10″ x 8′ 5″ (3.60m x 2.57m max)

Bedroom Three

8′ 4″ x 7′ 10″ (2.53m x 2.40m)

Bathroom

7′ 11″ x 6′ 1″ (2.42m x 1.84m)



Location

The property is located in the quiet residential area of Llanrhos on the outskirts of the busy coastal resort of Llandudno with its wealth of shops and other amenities, Victorian Pier and promenade, theatre, ski slope and swimming pool. It is convenient for the A55 dual carriageway for easy access to Chester and the motorways beyond. The walled town of Conwy is also only a short distance away.

Directions

From the Rhos On Sea office turn towards the Promenade, turn right onto the Promenade and first right onto Rhos Road (B5116) Continue to the traffic lights and turn right onto Llandudno Road (B5115) Continue towards Penrhyn Bay, at the mini roundabout turn left onto LLanrhos Road. Follow the road proceeding onto Gloddaeth Lane, follow the road to the roundabout and go straight ahead onto Crogfryn Lane and at the junction take your first right onto Conway Road and first left at the roundabout onto Bryn Lupus road and carry on this road which changes into Deganwy Road. At the T junction turn left and then immediately right into Traeth Melyn.

Council Tax Band: E (provided on www.voa.gov.uk)
Energy Performance Rating Band: C
Tenure: Freehold

3 Bedroom Detached Bungalow

28 Traeth Melyn
Deganwy
Conwy
LL31 9DP

£315,000

Reference Number:RP4468
05/11/2026

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos on Sea, Conwy, LL28 4PS

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 549178

email: rhos@fletcherpoole.com
web: www.fletcherpoole.com









