

**Bryan Davies
+ Associates**

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**AUCTIONEERS
●
ESTATE AGENTS**

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1 Hill Cottage, Fernbrook Road, Penmaenmawr, Conwy, LL34 6EN



No Onward Chain £149,500

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www.bdahomesales.co.uk

THIS THREE BEDROOM SEMI DETACHED HOME IS SITUATED IN A SLIGHTLY ELEVATED POSITION WITHIN ½ A MILE OF PENMAENMAWR SHOPPING AND WITHIN EASY ACCESS OF THE EAST AND WESTBOUND A55 EXPRESSWAY TO HOLYHEAD AND CHESTER.

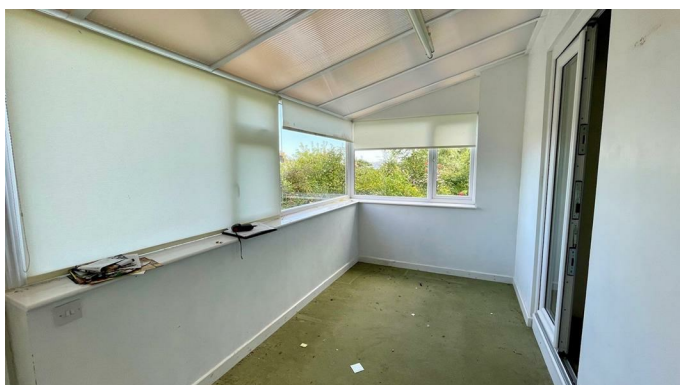
The accommodation, which is in need of modernisation, briefly comprises: sun porch; lounge/dining room; kitchen; rear porch/utility room; first floor landing; three bedrooms; two piece bathroom and separate w.c. The property benefits from gas fired central heating and upvc double glazed window (where specified). Outside - small gardens to front, side and rear.

AS WE ARE UNABLE TO TEST THE SERVICES AT THE PROPERTY WE CANNOT COMMENT ON THE WORKING STATUS OF THE HEATING AND ANY APPLIANCE.

The accommodation comprises:

Upvc double glazed front door to:

SUN PORCH 14'2" x 6'9" (4.34m x 2.06m)



Upvc double glazed window with sea view, upvc double glazed doors to:

LOUNGE/DINING ROOM 21'1" x 14'7" maximum (6.45m x 4.47m maximum)



Fire surround, two double radiators.



KITCHEN 13'6" x 7'9" (4.14m x 2.37m)



Base, wall and drawer units with round edge worktops incorporating single stainless steel sink, built in four ring electric hob, oven, 'Glow Worm' gas fired central heating and hot water boiler, double radiator, upvc double glazed window.

REAR PORCH/UTILITY ROOM

Single glazed window plus space for automatic washing machine.

A staircase off the dining area leads to:

FIRST FLOOR LANDING

BEDROOM 1 11'1" x 8'7" (3.39m x 2.62m)

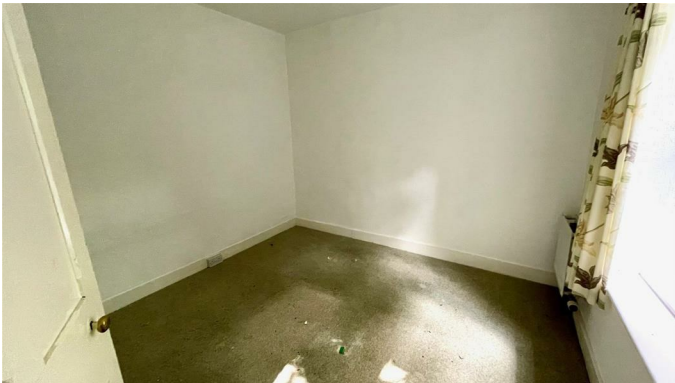


Double radiator, upvc double glazed window with sea and Anglesey views.

VIEW FROM BEDROOM 1

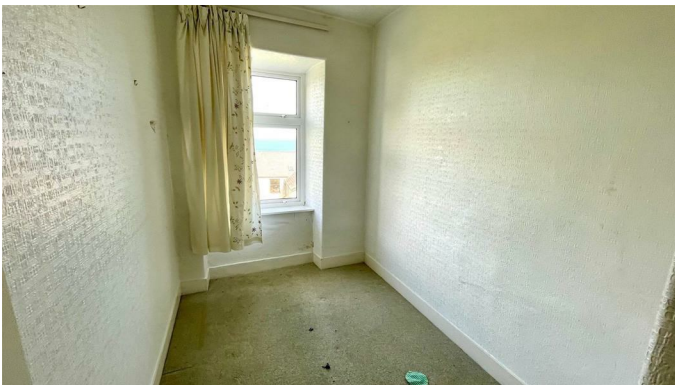


BEDROOM 2 9'9" x 9'3" (2.98m x 2.84m)



Double radiator, upvc double glazed window.

BEDROOM 3 7'10" x 5'10" (2.39m x 1.79m)



Upvc double glazed window with sea and Anglesey views.

BATHROOM



Panel bath, pedestal wash hand basin, double radiator, airing cupboard with cylinder tank.

SEPARATE W.C. and WASH BASIN

OUTSIDE

SMALL GARDEN

To front, side and rear.

TENURE

TENURE – The property is held on a FREEHOLD tenure.

COUNCIL TAX

COUNCIL TAX BAND Is 'C' obtained from www.conwy.gov.uk

Ground Floor
Approx. 59.1 sq. metres (636.1 sq. feet)



First Floor
Approx. 40.9 sq. metres (440.4 sq. feet)



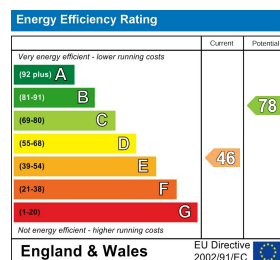
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Total area: approx. 100.0 sq. metres (1076.5 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From the A55 turning for Penmaenmawr, drive along Conway Road, turn left into Church Road, at the top of this road turn left into Conwy Old Road, turn right into Ferndale Road and the property is on the left hand side. A544 21/08/24 REV 25/11/24

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: llandudno@bdahomesales.co.uk

Llandudno Office Opening Hours - Monday to Friday: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

