



6 Merton Court Fernbrook Road

, Penmaenmawr, LL34 6DE

£225,000



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Modern design complimented with elegant finish, these stunning new build town houses constructed by a local reputable developer, certainly catch the eye. Spanning over three floors, there is plenty of space, with added perks such as WC facility to each floor, fitted wardrobes to the bedrooms and remote control garage door. All these things are considered to make that move an easy one for any budding new owner.

Given the location, you are conveniently located not only a short walk away from the sea front. but well within easy access to the high street and the offerings available closely. The A55 road network is within a short commute giving you that peace of mind that all road links are on hand. Penmaenmawr in a nutshell, boasts seaside, walks and easy access.

Moving through the properties, On the first floor a modern kitchen and reception will boast an array of wall and base units, fitted with appliances including oven, hob with extractor, (additional appliances can be fitted subject to cost) the open plan kitchen will be complimented further by a

breakfast bar area which extends to the open plan living space to the front of the property. On the ground floor there is a private integral garage, with utility and WC. The third floor hosts two bedrooms and bathroom. All windows are to be Double glazed black flush casement windows on black frame in & out, a stylish finish. The main bathroom will be a four piece suite, walk in shower cubicle, wash basin with vanity unit and mirror with lights, plus WC. All flooring to be a mixture of LVT and carpet with the staircases being tastefully finished with oak handrails. Once finished you will benefit from Mitsubishi 5KW air source & 170L cylinder heating system.

Although currently under construction, they are available to purchase off plan, these stunning units are estimated to be completed by early Spring.

Accommodation

Three story new build town houses.

Ground Floor

Entrance Hallway

Utility Room

7'0" x 11'9" (2.15m x 3.6m)

Downstairs WC

7'0" x 4'3" (2.15m x 1.3m)

Single Garage

9'10" x 19'8" (3m x 6m)

First Floor**First Floor Landing**

Access to staircase linking Ground floor, first floor and second floor.

Open Plan Living Room / Kitchen

26'10" x 16'4" (8.2m x 5m)

First Floor WC**Second Floor****Second Floor Landing**

Staircase access leading down to first floor and beyond.

Bedroom One

16'4" x 10'2" (5.0m x 3.1m)

Bedroom Two

16'4" x 9'6" (5.0m x 2.9m)

Bathroom

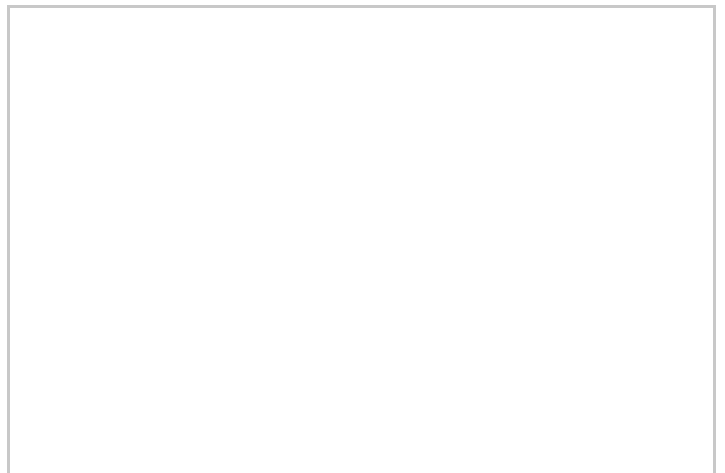
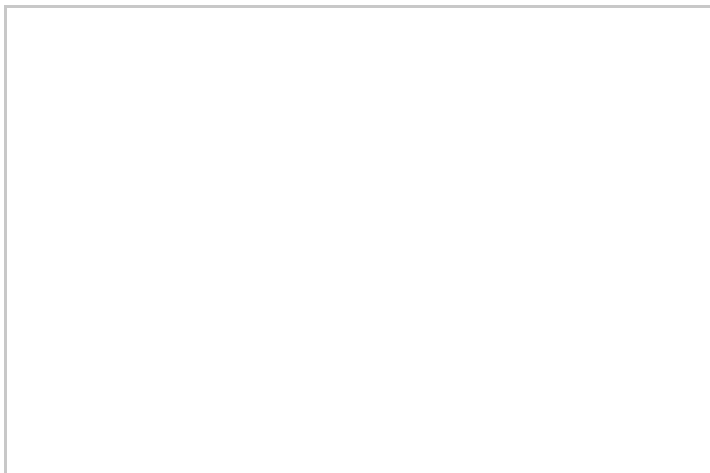
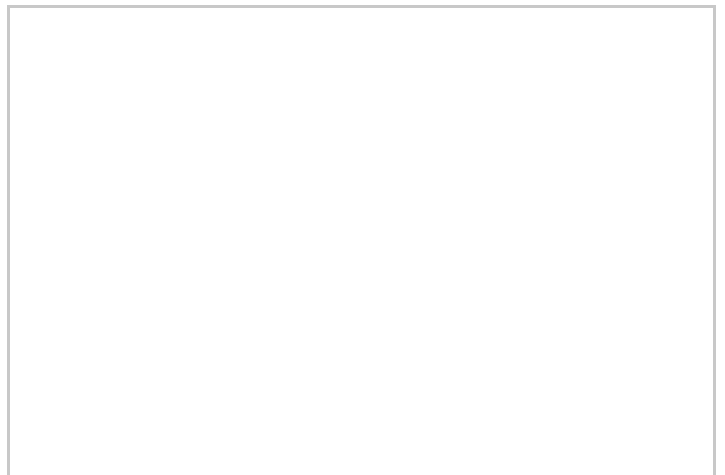
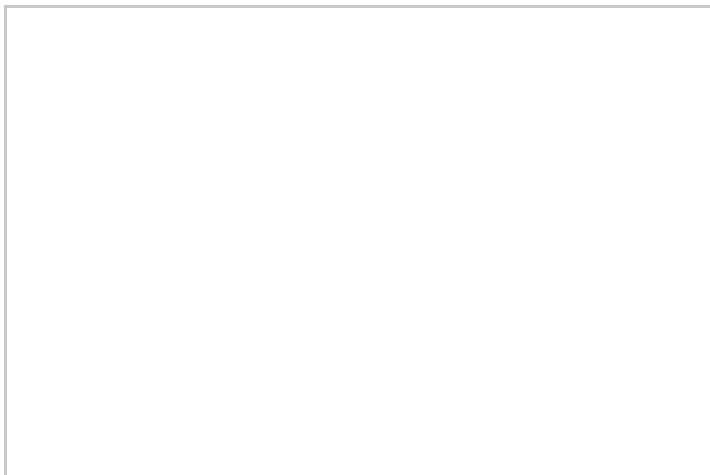
10'2" x 6'10" (3.1m x 2.1m)

External

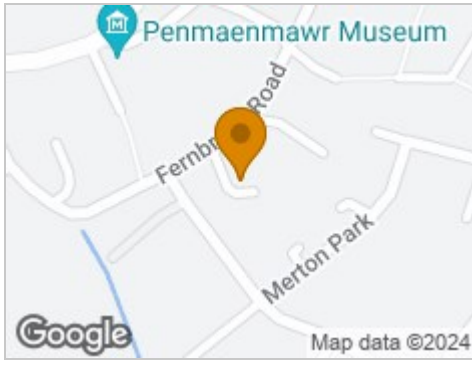
You approach to the front of the row, each property having off road parking and access to a private garage. To the rear a good size private courtyard style garden for each unit.

Disclaimer

Due to this development still being under construction, the photo's used to market this property are all computer generated images intended to visualise how the final build could look. Images were created inline with the proposed construction. however, the final build and finish might vary.



Road Map



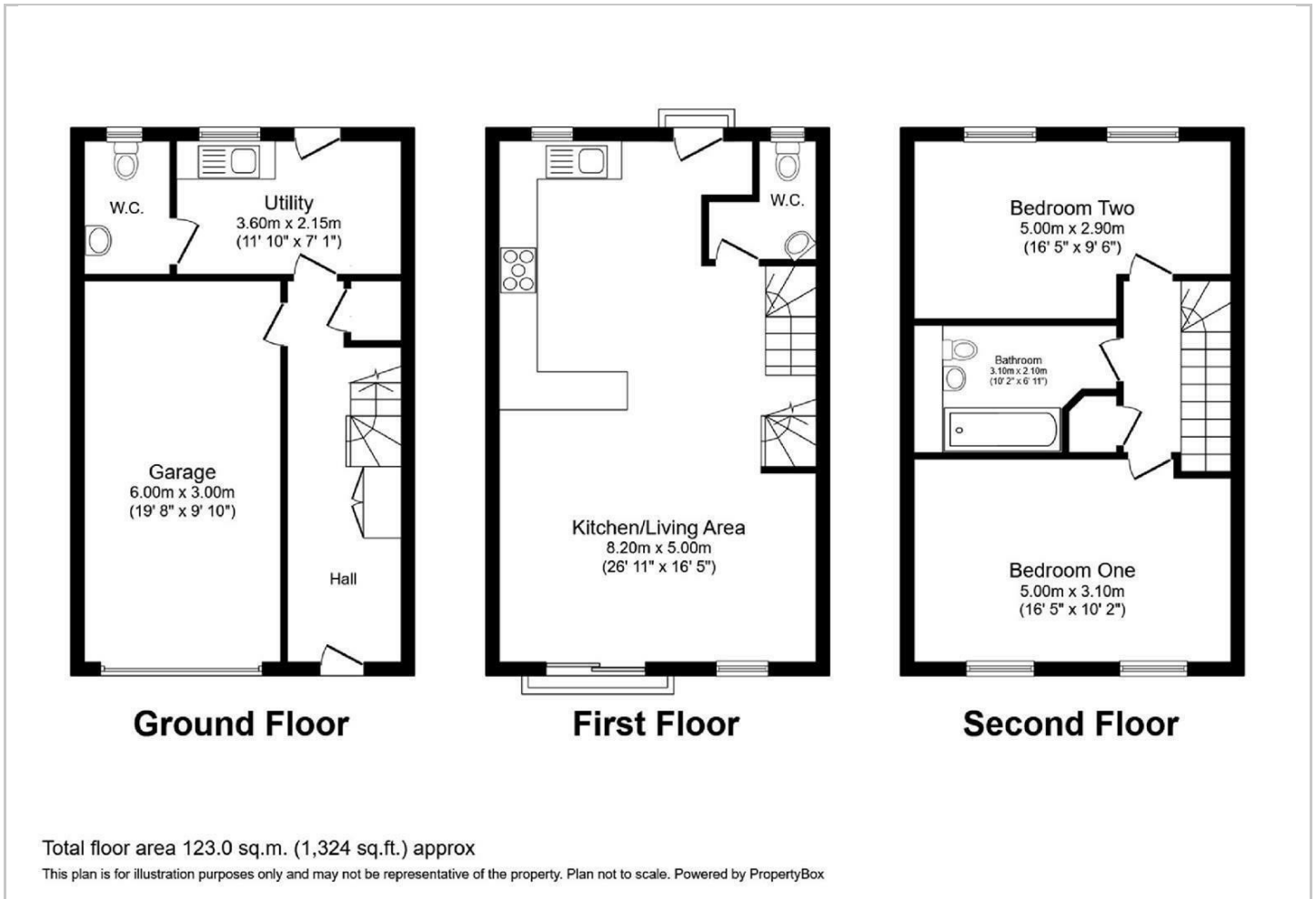
Hybrid Map



Terrain Map



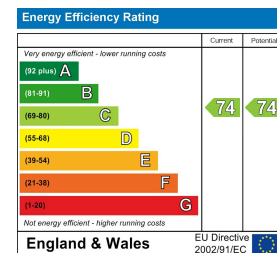
Floor Plan



Viewing

Please contact our Idris Estates Head Office Office on 01745 630322 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.