



MILL ROAD

ASKING PRICE: OFFERS OVER £155,000



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This deceptively spacious home is offered for sale with no onward chain and needs to be viewed to be truly appreciated. Beautifully presented throughout, this characterful property offers open plan living and accommodation set over three floors. Suitable for an array of buyers, early viewing is essential. Set in the most idyllic location, this fantastic property enjoys surrounding mountain views.

In brief, the light and airy accommodation affords: Open plan lounge/ dining room/ kitchen with double doors to rear garden to the ground floor, with spacious family bathroom, two bedrooms to the first floor, one bedroom with additional dressing area, the other with stairs leading to a further spacious bedroom to the top floor.

Externally, the property benefits from low maintenance rear garden laid with artificial lawn and outbuilding providing the perfect utility room with plumbing for washing machine and space for a tumble dryer. The property further benefits from gas central heating and double glazing throughout.

Location

Llanfairfechan is a picturesque coastal village with a real sense of community. Offering a beautiful stretch of beach along with a mountainous backdrop, the location really does offer something for everyone. With a host of amenities including a doctors surgery, primary school and shops as well as the popular promenade with fields, park, paddling pool and sports courts. The village is conveniently placed for the A55 Expressway allowing easy access to all the neighbouring coastal towns and beyond.

Tenure- Freehold

Council Tax Band- B as on voa.gov.uk



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Ground Floor

Entrance

uPVC door leading in to open plan lounge/dining room/ kitchen.

Open Plan Lounge/ Dining Room/ Kitchen 20'4" x 28'7" x 15'5" (6.2m x 8.71m x 4.7m).

Dining Area

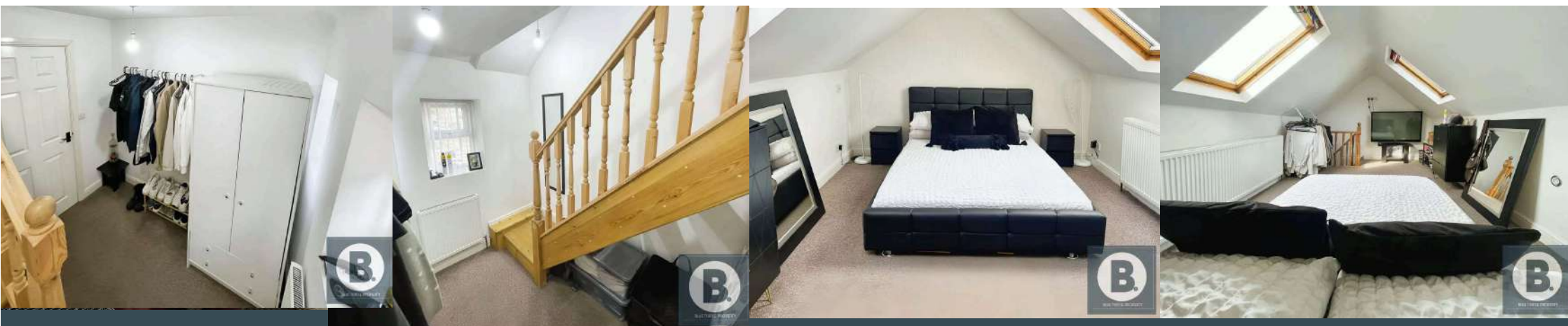
Double glazed window to front aspect, radiator, cupboard storage housing meters.

Lounge

Television point, double doors accessing rear garden.

Kitchen

Fitted with a range of wall and base units with complimentary modern work surfaces over, single drainer sink with mixer tap, integral oven with four ring hob and extractor over, space for fridge/ freezer, tiled walls, radiator, double glazed window to side aspect, under stairs storage cupboard.





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First Floor

Landing

Access to bedroom one, two and family bathroom.

Bedroom Two 11'2" (3.4m) (max) x 7'2" (2.18m) (min) X 9'4" (2.84m) max x 5'7" (1.7m) (min).

Double glazed window to front aspect enjoying far reaching views across the village, radiator, loft access, open to dressing area.

Bedroom Three/ Study 7'7" x 6'11" (2.31m x 2.1m).

Double glazed window to rear aspect, radiator, staircase leading to top floor bedroom.

Family Bathroom 11'3" x 7'2" (3.43m x 2.18m)

Three piece white suite comprising low level flush w.c, pedestal wash hand basin, panel bath with shower over, cupboard housing gas central heating boiler and providing storage with shelving, tiled flooring, radiator, heated towel rail, double glazed window to rear aspect.

Second Floor

Bedroom One 14'5" X 9'2" (4.4m X 2.8m)

Velux style windows to both front and rear aspects with fantastic mountain and countryside views, radiator, television point.



Externally Rear

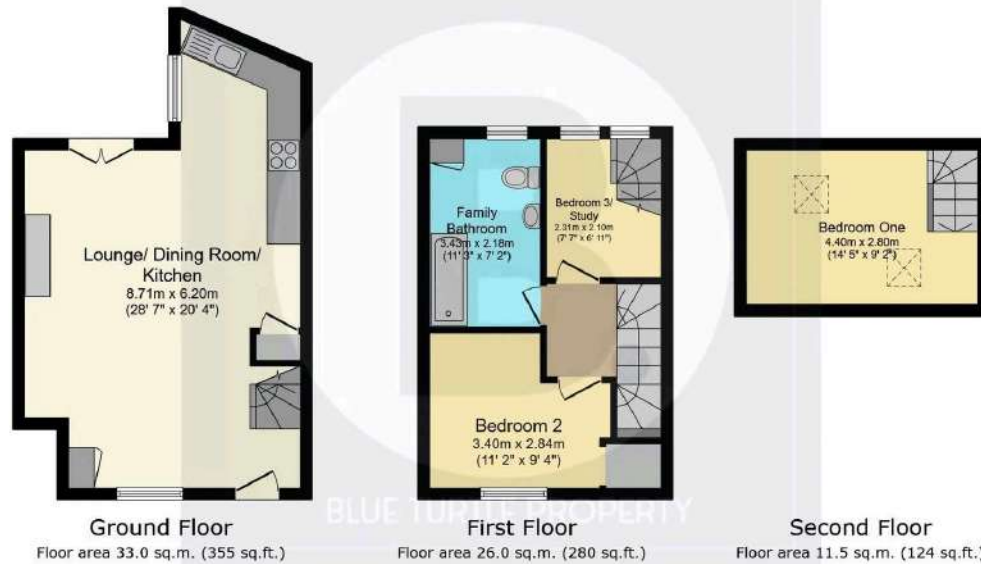
Low maintenance, secure rear garden mainly laid with artificial lawn, ideal for seating and barbecues, outbuilding provides the perfect utility area with plumbing for washing machine and space for tumble dryer.



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Total floor area: 70.5 sq.m. (759 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybook.ie





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Services/ Disclaimer-

Mains water, gas, electric and drainage are believed to be available or connected at the property.

Blue Turtle Property Limited have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The details provided are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract. Any interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Contact our friendly team if you have any questions about this listing, or to book a viewing.