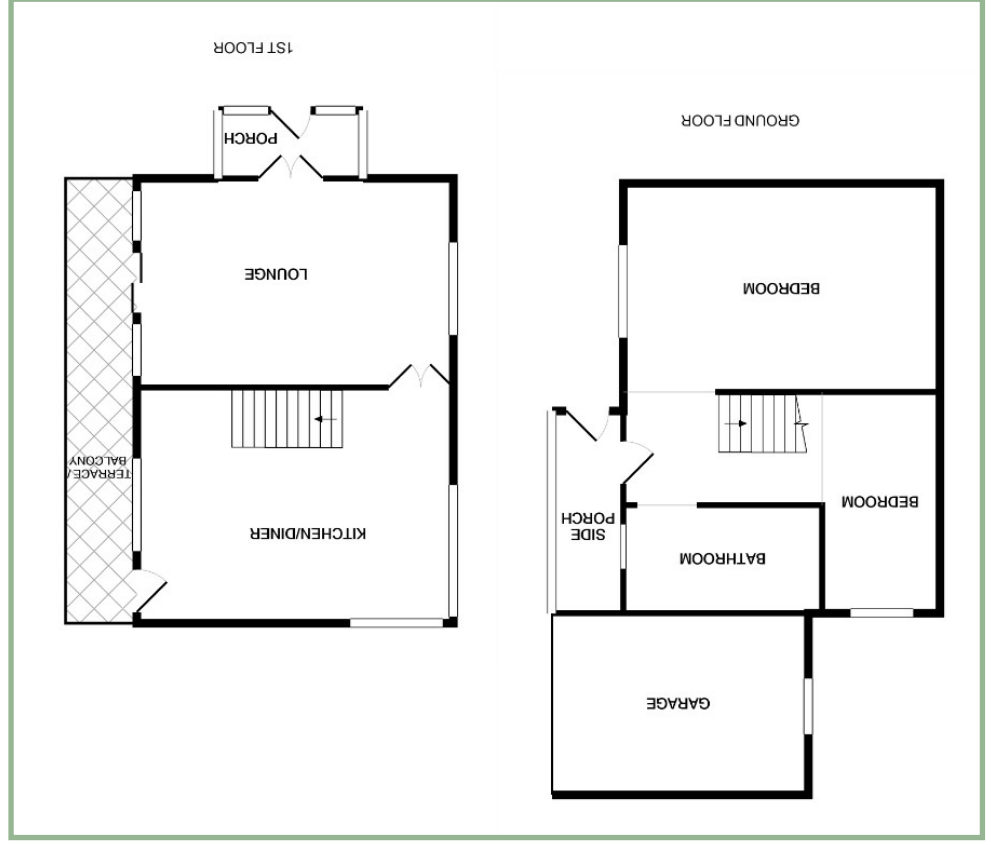
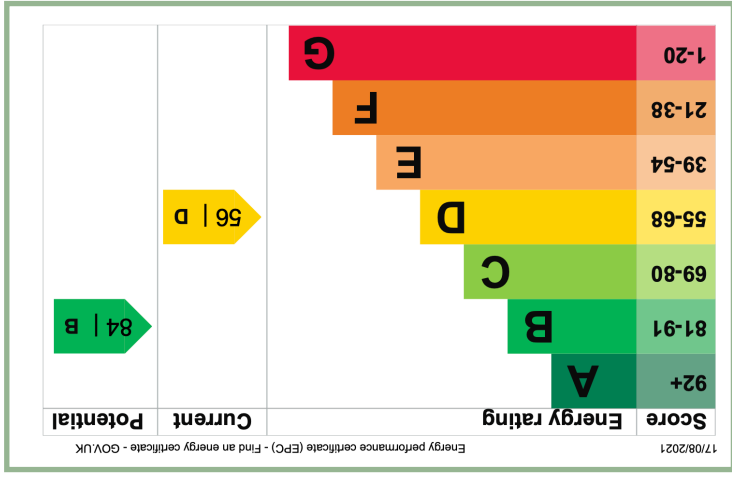


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole



Detached Two Bedroom Former Coach House Enjoying Sea Views

Description

A well presented detached two bedroom former Coach House enjoying sea views, situated in a slightly elevated position on the outskirts of the village.

The property has been completely refurbished by the present owner within the last 13 years, creating a light and spacious home which retains some lovely character features such as; exposed beams and stone walls.

The accommodation comprises: Porch, lounge with doors onto the balcony, double doors into the modern kitchen/diner with gas range and integrated fridge and doors onto the balcony. The stairs lead down from the kitchen to the ground floor: Inner hallway, master bedroom with doors leading out to a patio seating area, second bedroom with french doors leading onto a seating area, modern bathroom. Upvc double glazing and gas fired Ideal combination boiler.

Gated driveway parking for two vehicles, low maintenance south facing garden, with a variety of seating areas. Garage with a utility area with sink, units and space and plumbing for a washing machine and additional fridge/freezer.

- ✓ WELL PRESENTED TWO BEDROOM DETACHED FORMER COACH HOUSE
- ✓ ENJOYS SEA VIEWS
- ✓ SOUTH FACING LOW MAINTENANCE GARDEN
- ✓ GOOD SIZE GARAGE WITH UTILITY AREA
- ✓ NO CHAIN

Porch

7' 3" x 3' 5" 2.21m x 1.04m

Lounge

17' 1" x 11' 9" 5.21m x 3.58m



Kitchen/Diner

17' 1" x 12' 1" 5.21m x 3.68m



Lower Hallway

10' 5" x 5' 8" 3.17m x 1.72m

Bedroom One

16' 11" x 10' 5" 5.15m x 3.17m



Bedroom Two

12' 7" x 6' 4" 3.83m x 1.93m



Bathroom

8' 9" x 5' 5" 2.66m x 1.65m



Rear Porch

9' 8" x 3' 5" 2.94m x 1.04m

Garage

14' 10" x 10' 3" 4.52m x 3.12m

Location

Penmaen Park is located close to the centre of the village of Llanfairfechan, which benefits from a range of local shops, medical centre, library, beautiful sandy beach and nine hole golf course. It is approximately 7 miles from the walled town of Conwy and 8 miles from the University of Bangor.

Directions

From our Conwy office proceed along the A55 in the direction of Bangor. Take the third exit off for Llanfairfechan. Take the immediate left onto Penmaenmawr Road, right onto Penmaen Road, right onto Penmaen Park, follow the road up keeping right, Llwyn Cottage can be found on the right.

Council Tax Band: D (provided on www.voa.gov.uk)
Energy Efficiency Rating: D

2 Bedroom Detached House

LLWYN COTTAGE
PENMAEN PARK
LLANFAIRFECHAN
CONWY
LL33 0RN

NO CHAIN

£240,000

REDUCED FROM £295,000

Reference Number: FP7256

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
web: www.fletcherpoole.com

