

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.

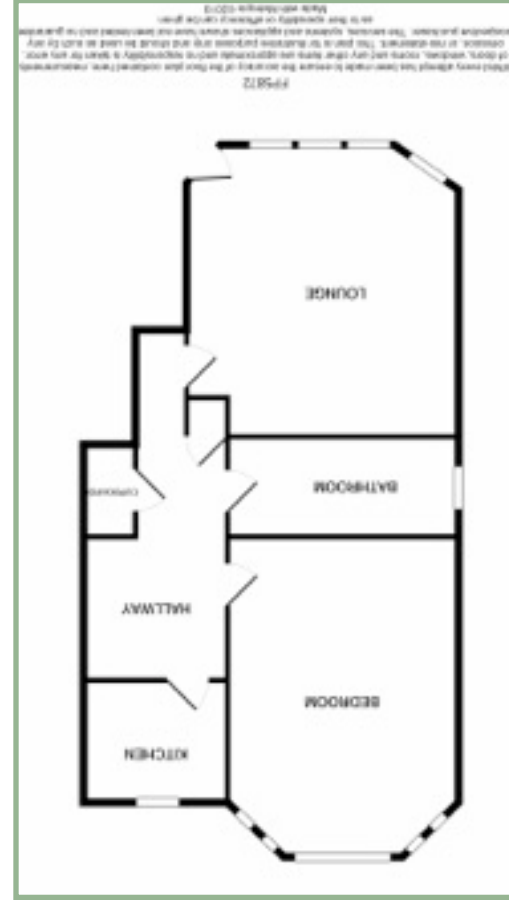
Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries for you.

www.fletcherpoole.com

Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E	47 E	
55-68	D		
69-80	C		73 C
81-91	B		
92+	A		



Spacious One Bedroom Ground Floor Apartment

Description

A spacious one bedroom ground floor apartment situated in a period end terrace property on the Esplanade, enjoying sea views to the rear aspect.

The accommodation comprises: Lounge with bay window, open fire place and window seat with storage, inner hallway with storage cupboards, kitchen with space and plumbing for a washer/dryer, bedroom with two built in wardrobes and a four piece bathroom. Upvc double glazing and gas central heating.

- ✓ SPACIOUS ONE BEDROOM GROUND FLOOR APARTMENT
- ✓ ENJOYS SEA VIEWS
- ✓ EASY ACCESS TO THE VILLAGE CENTRE, TRAIN STATION & THE A55
- ✓ NO CHAIN

Lounge

17' 2" x 16' 5.23m x 4.87m



Inner Hallway

15' 11" x 8' 5" max 4.85m x 2.56m

Kitchen

8' 5" x 7' 2" 2.56m x 2.18m



Bedroom

18' 10" x 13' 11" 5.74m x 4.24m



Bathroom

13' 8" x 5' 11" 4.16m x 1.80m



Location

Situated close to the centre of the village of Penmaenmawr with its range of shops, primary school and bus/rail services. The A55 coastal road provides access to the University City of Bangor (approximately 10 miles) and also eastwards to the towns of Conwy, Llandudno, Colwyn Bay and beyond.

Directions

From our Conwy office proceed in the direction of the A55 Bangor. Take the second exit off signposted Penmaenmawr. Proceed into the village and continue along the road for a short distance, take the right turning onto the Esplanade and continue down the hill bearing right where the property can be found at the far end on the left.

Council Tax Band: B (provided on www.voa.gov.uk)

Energy Efficiency Rating: E

1 Bedroom Ground Floor Apartment

GROUND FLOOR APARTMENT
LLYS LLEWELYN
ESPLANADE
PENMAENMAWR
CONWY
LL34 6LT

£84,950
REDUCED FROM £112,500

Reference Number: FP5872
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:

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fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

