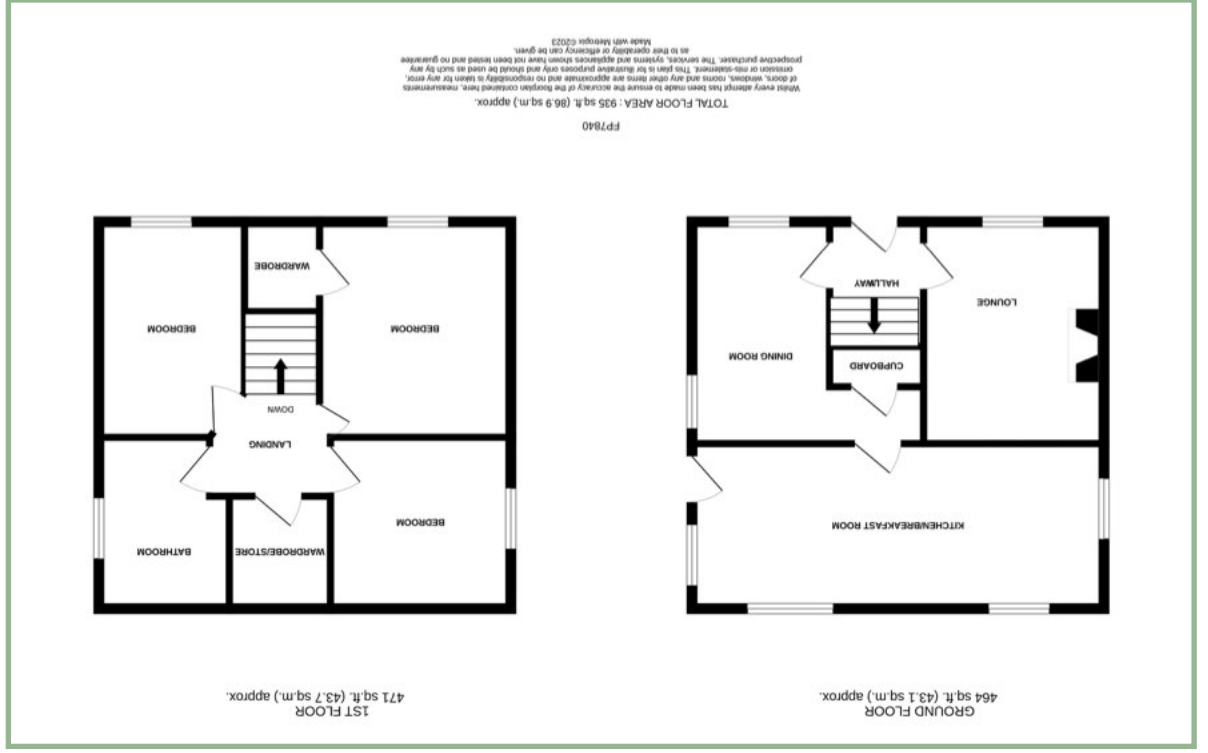


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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



# Three Bedroom Detached Stone Cottage

## Description

An attractive detached double fronted stone cottage built in 1879 situated close to the heart of the village and enjoying mountain views from the front aspect.

Fron Uchaf has been lovingly refurbished to a high standard over recent years creating a warm and inviting home in a lovely setting with easy access to lovely woodland and mountain walks, yet within minutes of the shops, primary school and transport links.

The immaculately presented accommodation comprises: Entrance hall, lounge with feature fireplace, dining room with access into the under stairs storage cupboard. Kitchen/diner with integrated Bosch microwave, Bosch electric oven, Zanussi electric hob and integrated under counter fridge and freezer. To the first floor: Good size landing, three double bedrooms one of which has a built in wardrobe, walk in wardrobe/store and family bathroom. UPVC double glazed sash windows and a gas fired Ideal combination boiler.

To the outside there is a flagged side and front seating area with raised planted borders and a timber shed. Driveway parking for four vehicles and a brick store/workshop.

- ✓ ATTRACTIVE DETACHED DOUBLE FRONTED STONE COTTAGE
- ✓ ENJOYS MOUNTAIN VIEWS
- ✓ SITUATED FOR EASY ACCESS TO THE VILLAGE CENTRE & LOVELY WALKS
- ✓ IMMACULATELY PRESENTED BOTH INTERNALLY & EXTERNALLY
- ✓ DRIVEWAY PARKING & LOW MAINTENANCE GARDEN

## Hall

5' 8" x 3' 3" 1.72m x 0.99m

## Lounge

12' 1" x 9' 10" 3.68m x 3.00m



## Dining Room

12' x 6' 11" 3.66m x 2.11m



## Kitchen/Breakfast Room

22' 3" x 9' 6.78m x 2.74m



## Landing

6' 3" x 7' 1.90m x 2.13m

## Bedroom One

11' 11" x 11' 10" 3.63m x 3.60m



## Bedroom Two

11' 11" x 6' 8" 3.63m x 2.03m

## Bedroom Three

9' 3" x 10' 2.82m x 3.05m

## Bathroom

9' x 7' 2" 2.74m x 2.18m

## Walk In Wardrobe/Store

6' 1" x 5' 4" 1.85m x 1.62m

## Workshop

10' 2" x 5' 9" 3.10m x 1.75m Light.

## Location

Nant Y Felin Road 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. Proceed into the village, left at the traffic lights, pass the shops, bear right over the bridge, left onto Mill Road which merges onto Nant y Felin Road where Fron Uchaf can be found on the right.

Council Tax Band: C (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: TBC

## 3 Bedroom Detached Stone Cottage

FRON UCHAF  
NANT Y FELIN ROAD  
LLANFAIRFECHAN  
CONWY  
LL33 0TB

**£282,000**

**REDUCED FROM  
£295,000**

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](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

