

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 on your behalf.

www.fletcherandpoole.com

Fletcher & Poole



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 1-20 | G | | |
| 21-38 | F | | |
| 39-54 | E | | |
| 55-68 | D | 68 D | |
| 69-80 | C | | |
| 81-91 | B | | 87 B |
| 92+ | A | | |



Two Bedroom Semi Detached Bungalow Enjoying Superb Views

Description

A lovely light and well planned two bedroom semi detached bungalow enjoying the most fantastic views over the sea, Anglesey, puffin Island, the mountains and the stunning sunsets.

The immaculately presented accommodation comprises: Storm porch, hallway with airing/store cupboard, lounge/diner, kitchen/breakfast room with space and plumbing for a washing machine, gas cooker and fridge/freezer, two double bedrooms and bathroom.

UPVC double glazing and gas fired Glow Worm combination boiler. To the outside there is a driveway allowing for parking for approximately three vehicles, garage with access to an under-house storage area. The front garden is laid for low maintenance with a flagged and decked timber seating area from which to enjoy the mountain views. The rear garden has a lawned area and rear gate.

- ✓ TWO BEDROOM SEMI DETACHED BUNGALOW
- ✓ IMMACULATELY PRESENTED
- ✓ ENJOYS SUPERB VIEWS FROM BOTH FRONT & REAR ASPECT
- ✓ DRIVEWAY PARKING & GARAGE
- ✓ FREEHOLD
- ✓ NO CHAIN

Hallway

7' x 11' 1" 2.13m x 3.38m



Lounge

16' 10" x 11' 11" 5.13m x 3.63m



Kitchen/Diner

11' 11" x 10' 1" 3.63m x 3.07m



Bedroom One

15' 5" x 9' 6" 4.70m x 2.89m



Bedroom Two

12' 8" x 8' 11" 3.86m x 2.71m



Bathroom

5' 6" x 6' 10" 1.67m x 2.08m



Garage

15' 9" x 8' 5" 4.80m x 2.56m

Location

Situated on the outskirts of the village of Penmaenmawr with its range of shops, primary school, medical centre 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, turn left at the traffic lights onto Fernbrook Road, proceed along for a short while taking the first turning on the right onto Merton Park. Proceed up the hill, turn right onto Merton Park where number 25 can be found on the right.

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

Energy Efficiency Rating: TBC

2 Bedroom Semi Detached Bungalow

25 Merton Park
Penmaenmawr
LL34 6DH

Offers Over

£195,000

REDUCED FROM £205,000

Reference Number: FP7905
6/12/2023

Fletcher & Poole,
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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

