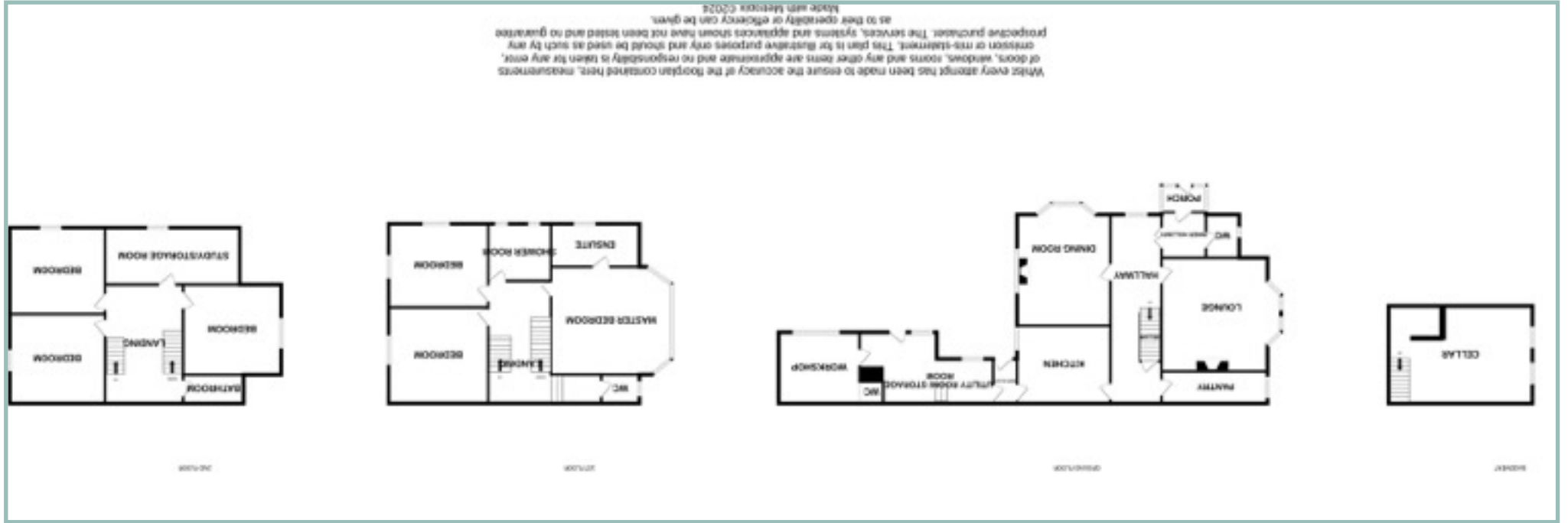


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any warranty in relation to the property and we have no authority to do so on behalf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

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Fletcher & Poole
DIAMOND COLLECTION



Beautifully Presented Six Bedroom Semi Detached Period Home Enjoying Superb Views Of The Sea, Puffin Island & Anglesey

Description

A beautifully presented six bedroom semi detached period home with accommodation laid over three floors. Located on a 'no through' road, Preswylfa enjoys the most spectacular views of the sea, sunsets, mountains, Puffin Island and Anglesey.

This lovely home retains many original features like coving, picture railings and high ceilings.

The spacious accommodation comprises: original porch, inner hallway, w.c, reception hallway with original Minton style tiled floor and a door leads down to the cellar which has an insulated ceiling. Double aspect dining room with Belgium limestone fireplace, good size lounge with gas fire and bay window where the stunning views of the sea and Puffin Island can be enjoyed.

Off the hallway there is a pantry with plenty of shelving, bright and spacious kitchen with underfloor heating, space for a Rangemaster and fridge/freezer. A door leads from the kitchen to an inner hallway, Utility/Storage room, workshop and w.c.

A wide staircase leads to the first floor which comprises: half landing with W.C, Master Bedroom with Italian marble fireplace, bay window where you can make the most of the views, ensuite bathroom with heated towel rail, a further two double bedrooms, one with built in wardrobes and the current owners use the other bedroom as a library. Both bedrooms have original steel fireplaces. There is a separate good size shower room.

To the second floor: half landing with bathroom, three double bedrooms, one with built in linen cupboard, and a spacious study/storage room which the current owners have previously used as a bedroom.

Original single glazed sash windows with double glazed inner panels and gas fired central heating with combination boiler.

To the outside there is a single garage, ample driveway parking with a separate parking area. Beautiful landscaped, private gardens to the rear, side and front with several lawned areas, a patio area, decked area, raised flower beds and an array of well established plants, trees and shrubs. Hedge boundaries with front gated access.

- BEAUTIFULLY PRESENTED SIX BEDROOM SEMI DETACHED PERIOD HOME
- ACCOMMODATION LAID OVER THREE FLOORS
- ENJOYS SPECTACULAR VIEWS OF THE SEA, SUNSETS, MOUNTAINS, PUFFIN ISLAND & ANGLESEY
- RETAINS LOVELY ORIGINAL FEATURES
- AMPLE DRIVEWAY PARKING
- LOVELY FRONT, SIDE AND REAR GARDENS
- FREEHOLD



6 Bedroom Semi Detached Home

Preswylfa
Alexandra Park
Penmaenmawr
LL34 6YH

£500,000
REDUCED FROM £545,000

Reference Number: FP8009
29/4/2024

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
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

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 along Conway Road to the shops, turn left onto Conwy Old Road, third right onto Graiglwyd Road, first right onto Alexandra Park (private road) where Preswylfa can be found on the left. To get to the driveway at the rear of the property, carry on Graiglwyd Road, past the school and there is a green gate on the right hand side the leads onto the driveway.

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

Energy Efficiency Rating: TBC



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Porch

6' 10" x 4' 2.08m x 1.22m

Inner Hallway

7' 2" x 7' 1" 2.18m x 2.16m

W.C

6' 7" x 5' 1" 2m x 1.55m

Reception Hallway

28' 11" x 7' 11" 8.82m x 2.41m

Dining Room

17' 8" max x 14' 4" 5.38m x 4.37m

Lounge

18' 8" max x 15' 11" 5.69m x 4.85m

Kitchen

14' 3" x 13' 10" max 4.34m x 4.21m

Pantry

12' 8" x 4' 2" 3.86m x 1.27m

Cellar

22' x 14' 2" 6.71m x 4.31m

Rear Inner Hall

6' 11" x 3' 7" 2.11m x 1.09m

Utility Room/Storage Room

16' 10" max x 13' 10" max 5.13m x 4.21m

Workshop

12' 5" x 9' 10" 3.78m x 3m

W.C

5' 11" x 4' 2" 1.80m x 1.27m

Landing

19' 6" x 7' 11" 5.95m x 2.41m

Bedroom Three

14' 11" x 13' 10" 4.54m x 4.21m

Bedroom Four

14' 3" x 14' 1" 4.34m x 4.29m

Shower Room

8' 10" x 8' 6" 2.69m x 2.59m

Master Bedroom

18' 8" x 15' 11" 5.69m x 4.85m

Ensuite

12' 11" x 6' 7" 3.94m x 2m

Bathroom

8' 7" x 4' 2" 2.61m x 1.27m

Bedroom Two

15' x 13' 9" 4.57m x 4.19m

Bedroom Five

14' 2" x 14' 2" 4.31m x 4.31m

Bedroom Six

18' 9" x 15' 10" 5.72m x 4.82m

Study/Storage Room

21' 1" x 9' 6.03m x 2.74m

