

TOTAL FLOOR AREA: 1,886 sq ft (156.6 sq m), approx.

What every developer should know is that to ensure the accuracy of the figures contained here, measurement of every window, doorway, corner and any other items are undertaken and the requirement is taken to the next level of accuracy. The plan is for a double apartment only and should be used as a guide only. The services, fixtures and appliances shown are not intended as a guarantee as to their capacity or efficiency can be given. Made with AutoCAD 2004

FP0950



Four Bedroom, Three Storey Semi Detached Home

Description

A substantial four bedroom, three storey semi detached home situated close to the centre of the village and allowing for easy access to the shops, train station, beach, mountain walks and primary school. The property enjoys lovely views over the mountains and towards the sea.

The accommodation is in need of general updating however retails some lovely period features to include original tiled floor in the porch, high ceilings and coving. The accommodation comprises: Entrance porch, hallway, lounge with fireplace, dining room which opens into a sun area/rear hall with access into the modern shower room, kitchen with space for an electric hob, fridge/freezer and space and plumbing for a washing machine and dishwasher. There is a door from the kitchen leading down to the cellar room. From the main hallway the stairs lead to the first floor landing, three double bedrooms and an inner landing area with W.C and staircase to the second floor landing, a fourth double bedroom and four piece family bathroom.

UPVC double glazing and gas fired Ideal combination boiler.

To the outside there is a gravelled driveway with established plants and shrubs. A side gate provides access to the rear garden which has a patio seating area and a lawned area.

- ✓ SUBSTANTIAL FOUR BEDROOM SEMI DETACHED HOME
- ✓ SPACIOUS ROOMS WITH HIGH CEILINGS
- ✓ ENJOYS MOUNTAIN VIEWS FROM BOTH ASPECTS
- ✓ EASY ACCESS TO THE SHOPS, SCHOOL, BEACH AND TRAIN STATION
- ✓ FREEHOLD
- ✓ NO CHAIN

Porch

6' 9" x 2' 11" 2.06m x 0.88m

Hall

12' 10" x 6' 11" 3.91m x 2.11m

Lounge

13' 1" x 14' 3" 3.99m x 4.34m



Dining Room

11' 11" x 14' 5" Max 3.63m x 4.39m Max

Sun Room / Porch

6' 4" x 5' 3" 1.93m x 1.60m

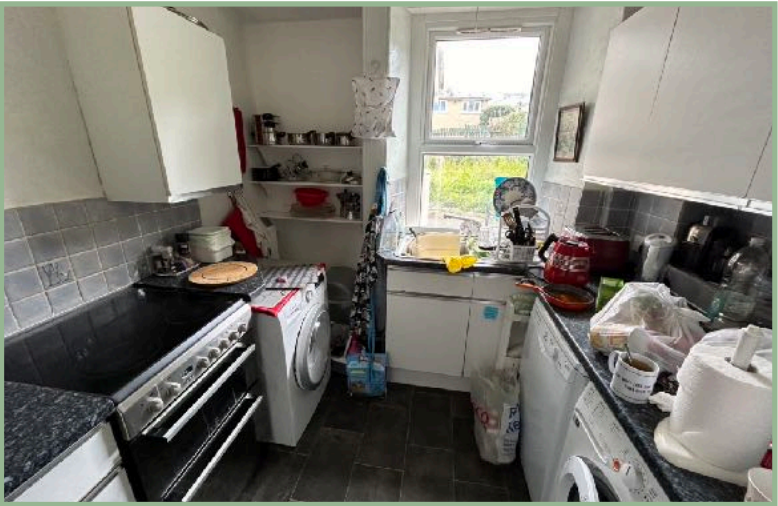
Shower Room

6' 10" x 6' 2.08m x 1.82m



Kitchen

9' 5" x 8' 8" 2.87m x 2.64m



Landing

8' 9" x 8' 11" 2.66m x 2.71m

Bedroom One

13' 1" x 12' 4" 3.99m x 3.76m



Bedroom Two

12' 3" x 11' 11" 3.73m x 3.63m

Bedroom Three

10' 4" x 9' 9" 3.15m x 2.97m

Inner Landing W.C.

6' 4" x 3' 7" 1.93m x 1.09m

Landing

12' 8" (Including Stairs) x 4' 11" 3.86m x 1.50m

Bedroom Four

17' 8" x 9' 5" 5.38m x 2.87m

Bathroom

11' 4" x 9' 4" 3.45m x 2.84m

Cellar Hall

6' 9" x 6' 3" 2.06m x 1.90m

Cellar Room

13' 9" x 12' 5" 4.19m x 3.78m

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 on at the traffic lights. Turn left onto Gilfach Road where 2 Norton Villas can be found on the left.

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

4 Bedroom Semi Detached House

2 Norton Villas
Gilfach Road
Penmaenmawr
Conwy
LL34 6HU

£225,000

Reference Number: FP8060
24/06/2024

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:

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