

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 1-20 | G | | |
| 21-38 | F | | |
| 39-54 | E | | |
| 55-68 | D | 67 D | |
| 69-80 | C | | |
| 81-91 | B | | 91 B |
| 92+ | A | | |



Two Bedroom Mid Terrace Enjoying Sea And Great Orme Views

Description

A beautifully presented two bedroom mid terrace cottage situated above the village of Penmaenmawr enjoying superb far reaching views over the sea, Puffin Island, The Great Orme and the mountains. The current owner has reconfigured and refurbished the property offering light and well planned accommodation comprising: Entrance porch, lounge with feature brick fireplace, dining room, kitchen with a range of contemporary wall and base units, gas hob, electric oven and space and plumbing for a washing machine fridge and freezer. To the first floor: landing, two bedrooms and modern shower room. UPVC double glazing and gas fired combination boiler.

To the outside there is a communal footpath to the front garden which is mainly laid to lawn with timber summer house/store. To the rear of the property there is vehicular access and a parking area for one vehicle, a tiered garden area and steps leading down to the rear door.

- ✓ TWO BEDROOM MID TERRACE COTTAGE
- ✓ ENJOYS SUPERB SEA & MOUNTAIN VIEWS
- ✓ RECENTLY RECONFIGURED AND REFURBISHED
- ✓ SITUATED ABOVE THE VILLAGE WITH EASY ACCESS TO MOUNTAIN WALKS
- ✓ WITHIN MINUTES DRIVE OF THE A55 AND THE SHOPS
- ✓ FREEHOLD

Lounge

13' 6" x 12' 9" 4.11m x 3.88m



Dining Room

12' 9" x 8' 10" 3.88m x 2.69m

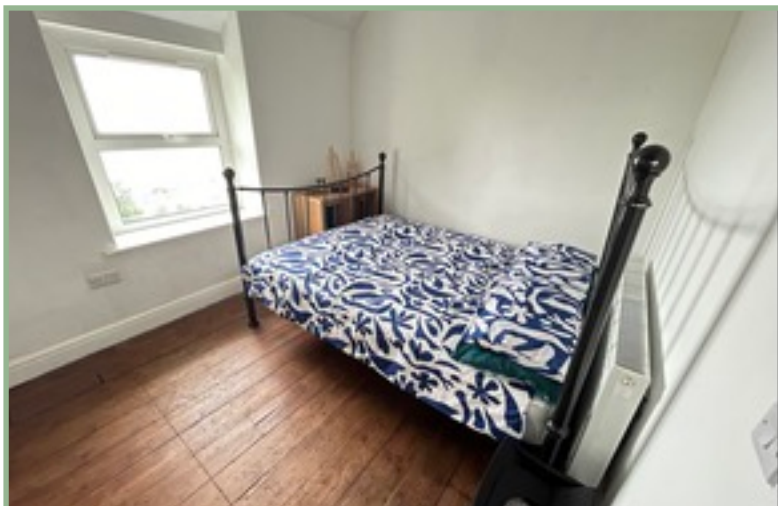
Kitchen

11' 6" x 9' 7" 3.50m x 2.92m



Bedroom One

12' 9" x 10' 11" 3.89m x 3.34m



Bedroom Two

11' 5" x 7' 7" 3.48m x 2.31m



Shower Room

5' 2" x 5' 1.58m x 1.52m



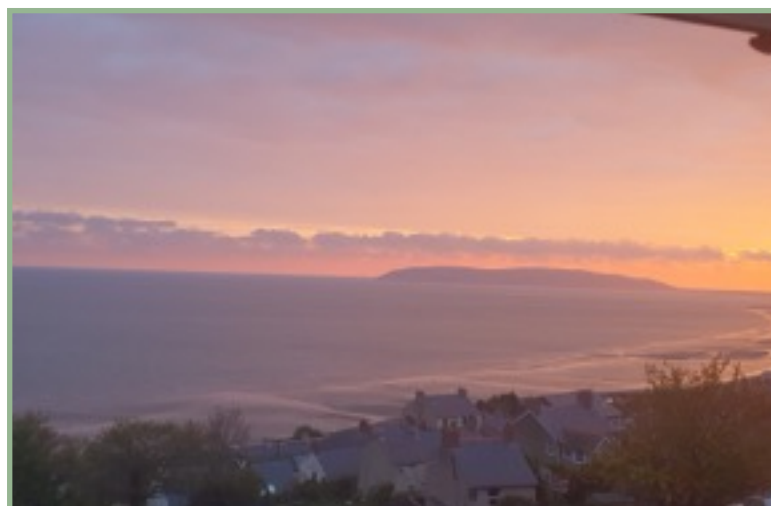
Location

Situated close to the centre 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 along Conwy Road through the village, turn left onto Chapel Street, up the hill, keep left, turn right onto Upper Maenan, merge onto Water Street, turn left then Cwmlws can be found on the right.

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



2 Bedroom
Mid Terrace House

7 Cwmlws Lane
Penmaenmawr
Conwy
LL34 6NU

£190,000
Reduced From £195,000

Reference Number: FP8072
1/7/2024

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

