

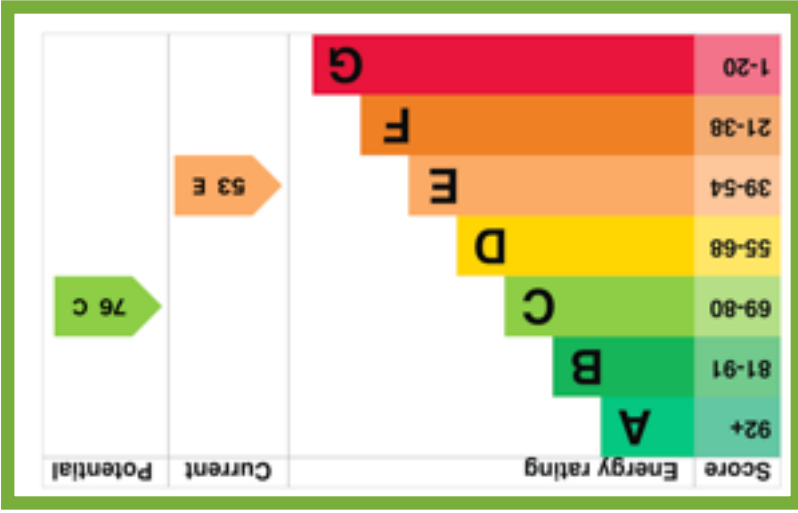
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

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Fletcher & Poole



Spacious Three Bedroom Upper Floor Flat In Village Location

Description

This most spacious three bedroom upper floor flat is situated in the centre of Llanfairfechan village close to all the local amenities and a short walk from the coast.

Offered for sale with no chain and most unusually for a flat benefits from an outdoor space in the form of a roof terrace area off the main bedroom.

In brief the accommodation comprises, Entrance hallway, living/ dining room, modern fitted kitchen, main bedroom with French doors to terrace area and family bathroom with modern white suite to the ground floor area, while to the upper floor are two well proportioned bedrooms (one with limited headroom to places) and a W.C.

The property benefits from full double glazing, gas central heating, outdoor space and modern interiors.

- ✓ SPACIOUS UPPER FLOOR FLAT
- ✓ THREE DOUBLE BEDROOMS
- ✓ OPEN PLAN LIVING/DINING
- ✓ MODERN KITCHEN AND BATHROOM
- ✓ OUTDOOR TERRACE SPACE
- ✓ VILLAGE LOCATION

Living / Dining Room

14' x 13' 11" 4.26m x 4.24m



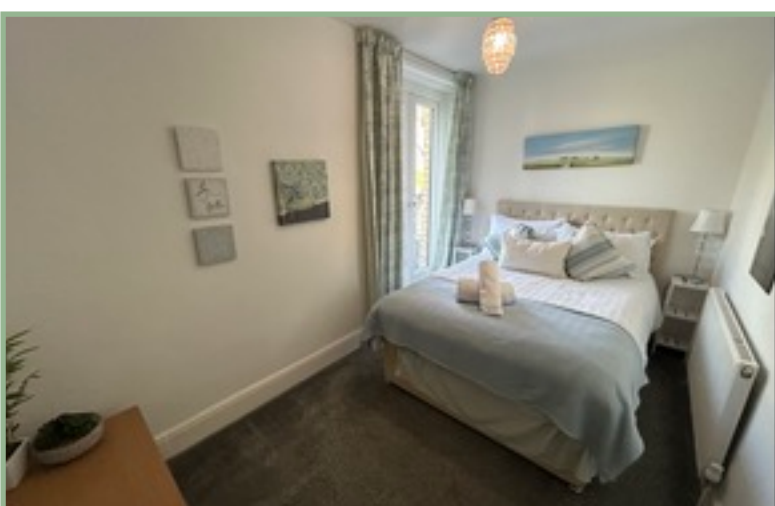
Kitchen

6' 6" x 14' 1" 1.98m x 4.29m



Bedroom One

7' 6" x 14' 7" 2.28m x 4.44m



Bathroom

4' 11" x 10' 11" 1.50m x 3.32m



Bedroom Two

14' 4" x 15' 9" 4.37m x 4.80m

Bedroom Three

11' 1" x 18' 3" (Limited Head Height To Some Areas)
3.38m x 5.57m



Location

located in 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. Turn left at the traffic lights, proceed into the village, pass the Primary school, where the property can be found opposite.

Energy Efficiency Rating: E

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

3 Bedroom
Upper Floor Flat

FLAT 2
COED MAWR STORES
VILLAGE ROAD
LLANFAIRFECHAN
CONWY
LL33 0NH

£160,000

Reference Number: FP8152
23/09/24

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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fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

