

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	62 D	
69-80	C		
81-91	B		
92+	A		84 B



A WELL APPOINTED DECEPTIVELY SPACIOUS INNER TERRACE HOUSE

Description

28 Erasmus Street is a well-appointed deceptively spacious two-bedroom inner stone terrace offering two good size bedrooms, fitted kitchen and bathroom, terraced garden to rear and outhouse. The accommodation briefly comprises, entrance into lounge, open plan kitchen diner, sunroom, two bedrooms and bathroom. The property further benefits from mains gas fired central heating, on road parking and close proximity to all local amenities, A55 expressway and shops. Outside: To the rear the property has a slightly terraced courtyard with outhouse/coal shed and access to rear alley way.

- ✓ SITUATED ON A QUIET STREET ON THE OUTSKIRTS OF THE VILLAGE
- ✓ TWO SPACIOUS BEDROOMS
- ✓ FITTED KITCHEN AND BATHROOM
- ✓ FREEHOLD TENURE
- ✓ NO-ONWARD CHAIN

Lounge

9' 8" x 15' 7" 2.94m x 4.75m



Kitchen / Diner

11' 11" x 15' 3.63m x 4.57m



Sun Room

8' 8" x 7' 8' 2.64m x 2.33m



Bedroom One

15' 7" x 12' 4.75m x 3.66m



Bedroom Two

9' 7" x 7' 9" 2.92m x 2.36m

Bathroom

7' 4" x 6' 4" 2.23m x 1.93m



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 and continue for a short distance, turn left onto St. David's Road, left onto Erasmus Street where number 28 can be found on the right.

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

Energy Efficiency Rating: D

2 Bedroom House

28 ERASMUS STREET
PENMAENMAWR
LL34 6LH

£149,950

Reference Number: FP8222
4/12/2024

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

