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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



www.fletcherpoole.com



# Substantial Four Storey Semi Detached Home Enjoying Superb Sea & Mountain Views

## Description

A superb 4 storey Victorian Town House with a modern twist. Situated within the coastal Town Llanfairfechan, walking distance to the shops, schools and cafes.

Enjoying uninterrupted sea views reaching to Puffin Island & Anglesey.

The substantial family home offers versatile accommodation, giving options for a Airbnb business or grandparents flat at the bottom or on the top floor.

The owners have extensively refurbished the property over the last 3 years, fitting new electrics and large boiler system connected to a modern energy efficient Nest heating system.

The beautifully presented accommodation retains some lovely period features combined with a contemporary twist comprises: Storm porch, hallway with store cupboard, good sized reception hall with wood block flooring and external rear door. Large bespoke kitchen/diner ideal for entertaining with centre island, electric range, space and plumbing for a dishwasher and fridge/freezer and exposed wood floor. There is access into the lounge with wood burner, piano and exposed wood floor, from the kitchen there are stairs leading down to the lower ground floor: hallway, bedroom suite with walk in wardrobe, ensuite W.C with under floor heating and a sliding door into a lean to which has a quirky area with a bath, a second bedroom with walk in wardrobe and a door onto the rear garden, modern shower room with under floor heating and a study.

From the main hallway there are stairs to the first floor accommodation: Landing, utility room and boiler room which could be easily reverted back into a bedroom. Door leading into a large open plan bedroom/lounge area and modern shower room.

To the second floor: Landing with a wooden ladder to the loft which also has further development potential. Door leading to the a further three double bedrooms, a modern shower room and a study. All with stunning sea views.

The current layout offers many options such as continuing as a home with an income, multi generational living.

There is UPVC double glazing and a zoned heating system with separate hot water cylinder with the potential for solar panel installation.

To the outside there is driveway parking for two vehicles and a side access to the tiered rear garden which has been well landscaped with an upper seating area with bar/ BBQ area, steps lead down to a lawned area with raised beds laid to slate and ornamental pond and a lower tier with feature circular lawn, green house and log store.

- \* SUBSTANTIAL SIX BEDROOM SEMI DETACHED PERIOD PROPERTY
- \* ENJOYS UNINTERRUPTED SEA, PUFFIN ISLAND AND ANGLESEY VIEWS
- \* SITUATED IN THE HEART OF THE VILLAGE
- \* VERSATILE ACCOMMODATION WHICH HAS POSSIBILITY TO BE RUN AS A HOME WITH AN INCOME
- \* FURTHER DEVELOPMENT POTENTIAL IN THE LOFT (SUBJECT TO PLANNING)
- \* FREEHOLD



6 Bedroom Semi Detached Home

Lynfield House  
Penmaenmawr Road  
Llanfairfechan  
LL33 0NY

**£399,500**

Reference Number: FP7940  
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:

tel: 01492 583100  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

Location

Lynfield is located close to 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. Proceed into the village where Lynfield House can be found on the right before the traffic lights.

Council Tax Band: F (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Substantial Four Storey Semi Detached Home Enjoying Superb Sea & Mountain Views

Porch

5' 6" x 3' 9"      1.67m x 1.14m

Hallway

26' 6" x 6' 8"      8.08m x 2.03m

Lounge

17' 10" x 14'      5.44m x 4.26m

Kitchen/Diner

18' 11" x 17' 11"      5.77m x 5.46m

Inner Hall

11' 1" x 12' max      3.38m x 3.66m

Bedroom Two

15' 11" max x 11' 11" plus built in wardrobes      4.85m x 3.63m

Bedroom One

16' 6" max x 13'      5.03m x 3.96m

Ensuite

5' 9" x 3' 10"      1.75m x 1.17m

Walk In Wardrobe

5' 9" x 5' 3"      1.75m x 1.60m

Study

7' 5" x 6'      2.26m x 1.82m

Shower Room

9' 10" x 5' 9"      3m x 1.75m

Landing

18' 7" x 6' 9"      5.67m x 2.06m

## 1st Floor Flat

Hallway

9' 5" x 3' 1"      2.87m x 0.93m

Bedroom Three/Lounge

25' 4" x 15' 7" into bay      7.72m x 4.75m

Shower Room

9' 4" x 7' 5"      2.84m x 2.26m

Utility

14' 2" x 8'      4.31m x 2.43m

Boiler Room

14' 1" max x 9' 9"      4.29m x 2.97m

Landing

17' 8" x 6' 11"      5.38m x 2.11m

## 2nd Floor Flat

Hallway

12' 4" x 2' 10"      3.76m x 0.86m

Lounge

12' 8" x 13'      3.86m x 3.96m

Bedroom Four

12' 5" x 13'      3.78m x 3.96m

Bedroom Five

15' 2" x 9' 11"      4.62m x 3.02m

Bedroom Six

14' 5" x 7' 9"      4.39m x 2.36m

Shower Room

6' 11" x 4' 10"      2.11m x 1.47m



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