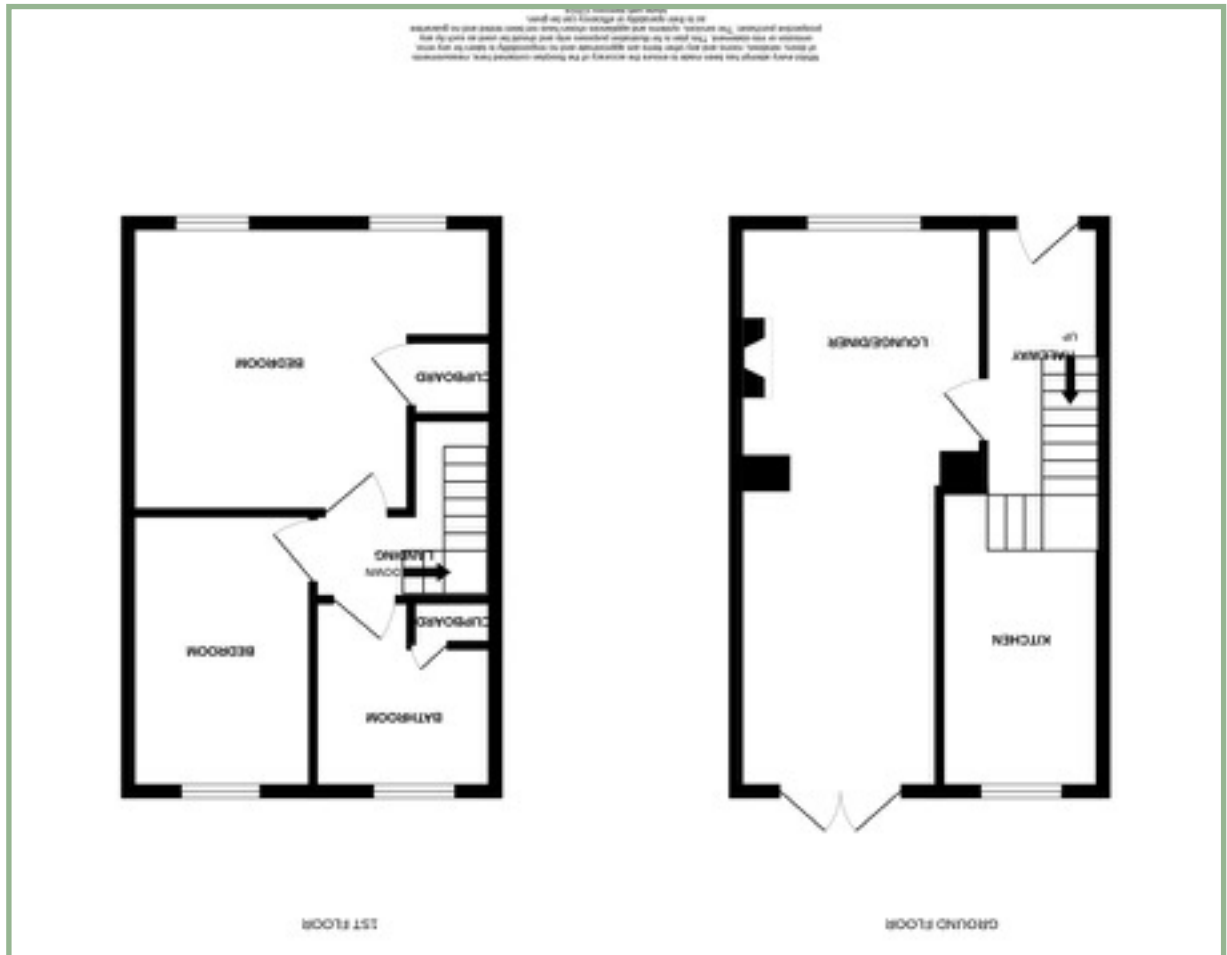


Score	Energy rating	Potential	Current
1-20	G		
21-38	F		
39-54	E		
55-68	D		55 D
69-80	C		
81-91	B		
92+	A		88 B





# A Well Planned Two Bedroom End Of Terrace Quarryman's Cottage

## Description

A well planned two bedroom end of terrace quarryman's stone cottage situated in the centre of Penmaenmawr.

The property is within walking distance to the local shops, beach and a short drive to the historic walled town of Conwy and A55.

The property enjoys glimpses of the sea and Puffin Island from the front aspect and comprises: hallway, lounge/diner with patio doors leading out into the garden. Off the hallway there is a kitchen with gas hob and wall mounted boiler.

To the first floor: landing, two double bedrooms, one with a storage cupboard and dual aspect windows where you can enjoy views of the sea and a three piece bathroom with airing cupboard.

UPVC double glazing and gas fired combination boiler.

To the rear there is a good size courtyard with steps leading up to three outhouses, one with a toilet.

- ✓ TWO BEDROOM END OF TERRACE QUARRYMAN'S STONE COTTAGE
- ✓ ENJOYS GLIMPSES OF THE SEA AND PUFFIN ISLAND TO THE FRONT ASPECT
- ✓ WITHIN WALKING DISTANCE TO THE LOCAL SHOPS AND BEACH
- ✓ REAR GARDEN WITH THREE OUTHOUSES
- ✓ FREEHOLD

## Hallway

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

## Lounge / Diner

23' 2" x 10' 2" 7.06m x 3.10m



## Kitchen

12' 6" x 6' 8" 3.81m x 2.03m



## Bedroom One

15' 3" x 11' 11" 4.65m x 3.63m



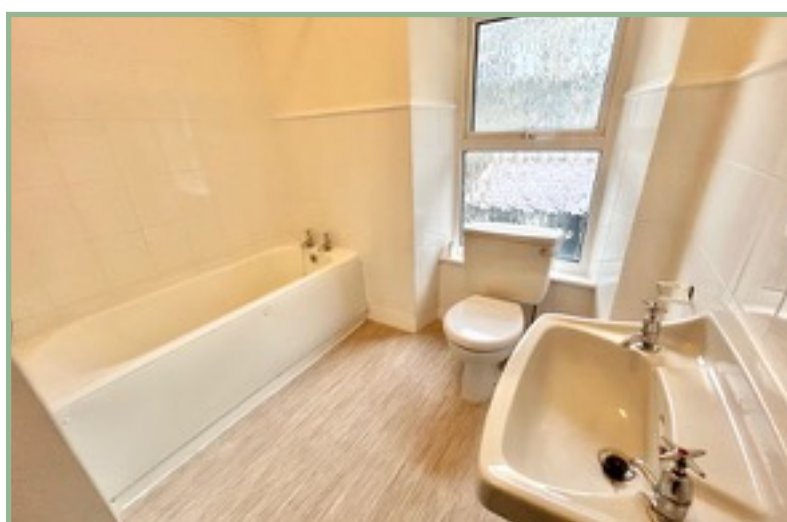
## Bedroom Two

11' x 7' 5" 3.35m x 2.26m



## Bathroom

7' 5" x 6' 9" 2.26m x 2.06m



## 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 2 can be found.

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

Energy Efficiency Rating: D

2 Bedroom  
End Of Terrace House

2 ERASMUS STREET  
PENMAENMAWR  
CONWY  
LL34 6LH

£140,000

Reference Number: FP8093  
5/12/2024

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  
fax: 01492 583616  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

