



AN IMMACULATLY PRESENTED
FOUR BEDROOM DETACHED CHARACTER HOME

Description

Tanlan Isaf is a beautifully appointed four bedroom converted character cottage situated in semi-rural plot. The impressive accommodation briefly affords, entrance porch, hallway, cloakroom with W.C., lounge, kitchen / dining room, first floor level, landing, four bedrooms and family bathroom. Benefitting from part UPVC double glazing, mains gas fired central heating, ample off-road parking for multiple vehicles, grassed lawn area, approx. 0.25 acres of land with possibility for terraced garden (subject to consent). Further benefitting from close proximity to all local amenities and walking distance to walks in the Snowdonia Nation Parc and Carneddau mountain range.

Viewing highly recommended by the agent!

- ✓ SYMPATHETICALLY MODERNISED RETAINING ORIGINAL CHARACTER FEATURES
- ✓ OCCUPYING AN IMPRESSIVE PLOT WITH APPROX 0.25 ACRES OF LAND
- ✓ AMPLE OFF-ROAD PARKING FOR MULTIPLE VEHICLES
- ✓ CLOSE PROXIMITY TO ALL LOCAL AMENITIES

Lounge

19' 9" x 11' 7" 6.02m x 3.53m



Kitchen / Dining Room

18' x 15' 2" 5.49m x 4.62m



Bedroom One

15' x 10' 5" 4.57m x 3.17m



Bedroom Two

13' 5" x 8' 4" 4.09m x 2.54m



Bedroom Three

8' 4" x 8' 1" 2.54m x 2.46m

Bedroom Four / Study

8' 3" x 7' 7" 2.51m x 2.31m

Family Bathroom

10' x 7' 7" 3.05m x 2.31m



Location

Nant Y Felin Road 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, left at the traffic lights, pass the shops, bear right over the bridge, left onto Mill Road which merges onto Nant y Felin Road where Tanlan Isaf can be found on the right down a small lane.

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

Energy Efficiency Rating: E

Tenure: Freehold

4 Bedroom
Detached House

Tanlan Isaf
Nant Y Felin Road
Llanfairfechan
LL33 0TB

£385,000

Reference Number: FP8243
22/1/2025

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

