



SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY WITH LARGE REAR GARDENS, SCENIC VIEWS, IN NEED OF COSMETIC UPDATING, SOLD WITH NO CHAIN

Description

This spacious three bedroom semi detached property sold with NO CHAIN and being in a most popular, convenient, and sought-after location with scenic views.

The accommodation in brief comprises, entrance hallway with radiator, wood floor, glazed front door, under stairs storage. The living room has a half bay style window to front, radiator, carpeted floor, fireplace with surround. The dining room has wood laminate floor, radiator, feature alcove to chimney breast, glazed double doors to the conservatory, which has wooden flooring, windows to three sides, glazed French style doors to the gardens. The kitchen has windows to side and rear aspects, glazed door to the front, tiled floor, wall and base units with complimentary work tops, tiled splash backs, stainless steel sink, drainer, and mixer tap, space and plumbing for all kitchen appliances. WC off the kitchen, which could be utilised as a cloakroom or utility room. The first-floor landing has a window to the side with scenic views, carpet floor, loft access hatch. Bedroom one has a half bay style window to front with views to the mountains, radiator, and carpet floor. Bedroom two has a window to the rear with scenic sea views, radiator, fitted cupboard, and carpet floor. Bedroom three has a window to the front, radiator, and carpet floor. The bathroom is fitted with a three-piece white suite, panel bath with shower and screen, pedestal wash hand basin, and low-level WC, tiled effect floor, radiator, storage cupboard housing recently installed boiler, and window to the side with scenic sea views.

Externally the property is garden fronted with stone wall boundaries, lawn area, shrub, plant and tree borders and footpath. The side has footpath access to the rear which is fully enclosed via fenced and high hedge boundaries, a large lawn area, seated patio area, mature plant, shrub and tree borders. There are also several storage outbuildings. The property benefits from full double glazing and gas central heating via a recently installed boiler that also provides the hot water.

- ✓ SPACIOUS SEMI DETACHED
- ✓ THREE BEDROOMS
- ✓ REAR CONSERVATORY
- ✓ TWO RECEPTION ROOMS
- ✓ NO CHAIN

Living Room

14' 7" x 11' 10" 4.44m x 3.60m



Dining Room

12' 2" x 11' 10" 3.71m x 3.60m



Kitchen

13' 1" x 8' 7" 3.99m x 2.61m



Conservatory

14' 5" x 12' 11" 4.39m x 3.94m



Bedroom One

14' 7" x 11' 4.44m x 3.35m

Bedroom Two

11' 10" x 11' 3.60m x 3.35m

Bedroom Three

7' 10" x 7' 7" 2.39m x 2.31m

Bathroom

7' 4" x 6' 11" 2.23m x 2.11m

Location

Situated close to the centre of the village of Penmaenmawr with its range of shops, primary school, and bus/rail services. The A55 coastal road provides access to the University City of Bangor (approximately 10 miles) and 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 towards the village, turn left onto Church Road, left onto Cemlyn Park, immediately left into the cul-de-sac, where the property is located on the right-hand side.

Council Tax Band: D (provided on www.voa.gov.uk)
Energy Efficiency Rating: D
Tenure: Freehold

3 Bedroom Semi Detached Home

Ishapore
Cemlyn Park
Penmaenmawr
LL34 6BW

NO CHAIN
£235,000
REDUCED FROM £275,000

Reference Number: FP8313
8/4/2025

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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