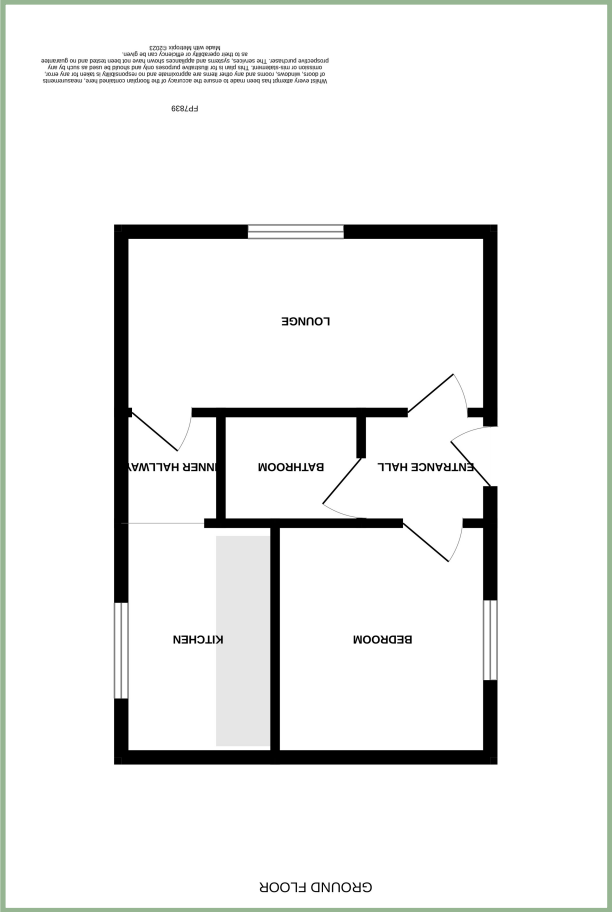


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. 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 enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



One Bedroom Top Floor Apartment Enjoying Superb Views

Description

A spacious one bedroom top floor apartment being one of only five in a converted period property. The apartment is situated on the second floor and enjoys superb views over the sea, Anglesey, Puffin Island, the sunsets and the mountains.

The accommodation comprises: Communal entrance hall and stairs to all floors. Personal door to number 5: Hallway, Lounge with fantastic views, inner hall area, kitchen with a gas hob, electric oven, space for a fridge/freezer and washing machine. From the main hallway there is a double bedroom and bathroom. UPVC double glazing and gas fired central heating.

To the outside there is a communal garden and parking.

- ✓ SPACIOUS ONE BEDROOM TOP FLOOR APARTMENT
- ✓ ENJOYS SUPERB SEA, SUNSET, PUFFIN ISLAND AND MOUNTAIN VIEWS
- ✓ EASY ACCESS TO THE SHOPS, BUS ROUTES, TRAIN STATION & BEACH
- ✓ COMMUNAL GARDENS & PARKING
- ✓ NO CHAIN

Hall

6' 11" x 3' 3" 2.11m x 0.99m

Lounge

14' 4" x 13' 6" 4.37m x 4.11m



Hall

7' 2" x 3' 4" 2.18m x 1.01m



Kitchen

13' 11" x 5' 5" 4.24m x 1.65m



Bedroom

14' x 8' 6" 4.26m x 2.59m



Bathroom

7' x 5' 4" 2.13m x 1.62m



Agent's Notes: The Apartment is Leasehold on a 999 year lease with a monthly maintenance fee of £70 to include building insurance.

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. Continue into the village, at the traffic lights turn left onto Fernbrook Road, follow up and round where Merton House can be found on the right.

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

Energy Efficiency Rating: C

1 Bedroom Top Floor Apartment

5 MERTON HOUSE
FERNBROOK ROAD
PENMAENMAWR
CONWY
LL34 6DF

NO CHAIN

£80,000

REDUCED FROM £82,000
Reference Number: FP7839

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
web: www.fletcherpoole.com

