



1 Erasmus Street, Penmaenmawr

Penmaenmawr

Offers Over
£160,000

Council Tax Band: B

Tenure: Freehold

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

Agent Code: KY009

A Home That Lets You Spend Less Time Maintaining... And More Time Living

Imagine starting your morning with a stroll down to the beach, grabbing a coffee from one of the local cafés, or watching the ever-changing coastal views towards Puffin Island and Anglesey from the comfort of your own home. Sitting proudly on an elevated position in the heart of Penmaenmawr, this beautifully upgraded three-bedroom end-terrace offers exactly that kind of lifestyle.

Everything you need is within easy walking distance, the beach, local shops, cafés and everyday amenities, while the A55 is just moments away, making commuting, weekend adventures and exploring everything North Wales has to offer wonderfully convenient.

What makes this home particularly special is how effortlessly it allows you to move straight in and start enjoying it. Over the last four years, the current owners have carefully modernised and improved the property throughout, taking care of the hard work so that the next owner doesn't have to. Re-plastered walls, new flooring, replacement internal doors, a new boiler and radiators, and a stylish contemporary kitchen all combine to create a home that feels fresh, welcoming and ready for its next chapter.

The kitchen has been thoughtfully designed with modern living in mind. Alongside integrated appliances including an oven, induction hob, extractor and microwave, there is plenty of space for a dining table, creating a sociable hub where meals, conversations and everyday moments naturally come together.

The lounge is equally inviting. A bespoke media wall provides both storage and style, complete with a 65-inch television, sound system and contemporary feature fire, all included within the sale. Whether it's family film nights, catching up on your favourite series or simply unwinding after a day at the beach, this is a space designed to be enjoyed from day one.

Upstairs are three bedrooms, including two doubles and a versatile single room that could become a nursery, home office, dressing room or hobby space depending on your lifestyle. A generous landing cupboard keeps everyday essentials neatly tucked away, while the boarded loft with pull-down ladder offers valuable additional storage.





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Outside, the low-maintenance courtyard garden perfectly complements the home's easy-living appeal. There's no large lawn demanding your weekends, just a private outdoor space to enjoy with minimal upkeep. The useful outbuilding provides further storage and offers exciting potential as a home office, studio or utility area (subject to any planning permissions / consents)

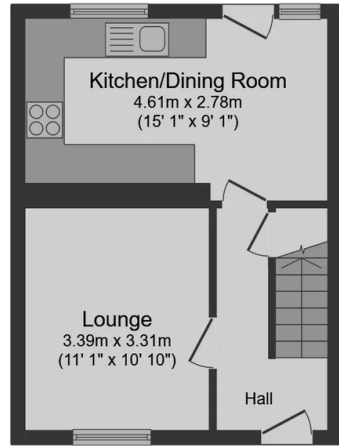
Perhaps the most captivating feature is the outlook. Sitting proudly in an elevated position, the rear of the property enjoys far-reaching views across the sea towards Ynys Seiriol (Puffin Island) and the Isle of Anglesey, a daily reminder of just how close you are to the coast.

Decorated in neutral tones throughout, the home provides the ideal canvas for someone to arrive, unpack and gradually add their own personality and style. The expensive jobs have already been done; what's left is the exciting part of making it your own.

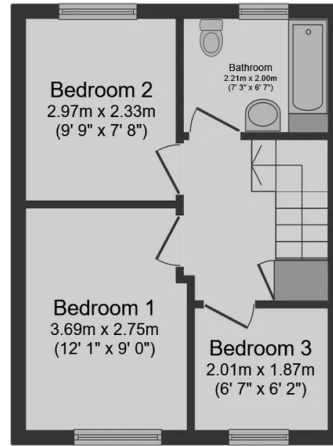
Whether you're buying your very first home, looking to downsize without compromise, searching for a coastal retreat or seeking a ready-made investment, this is a property that offers not just a place to live, but a lifestyle to enjoy.



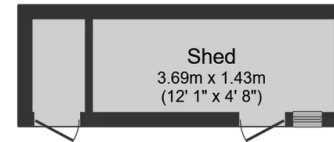




Ground Floor



First Floor



Outbuilding

Total floor area: 64.4 sq.m. (693 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Signature Property Partners - Kelly Young

07704 486 061

kelly.young@signaturepp.co.uk

<https://signaturepropertypartners.co.uk/>