



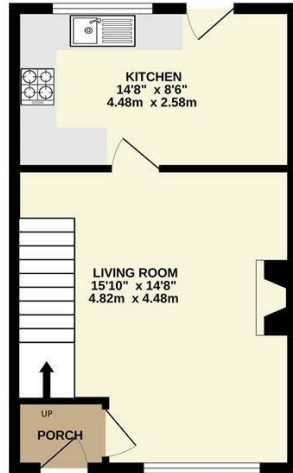
**Cae America,
Llanfairfechan
3 Bed
House**

**Asking Price
£235,000**

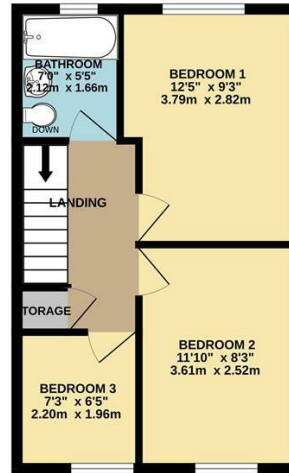


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GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



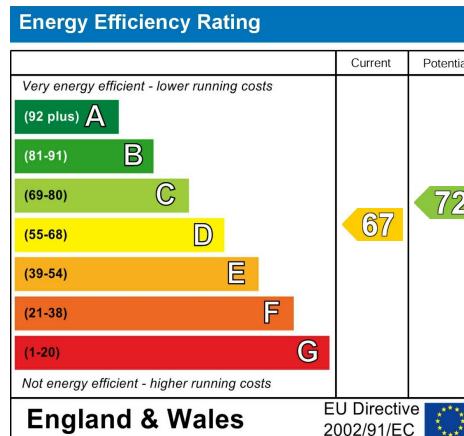
1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Three-bedroom semi-detached home
- Private driveway with off-street parking
- Modern kitchen/diner
- Rear grassed garden with afternoon sun



Located in the popular coastal town of Llanfairfechan, this three-bedroom semi-detached home is ideally suited to family living, with the mountains close by in one direction and the seafront just a short distance away in the other.

The property offers a practical and modern layout, featuring a modern kitchen/diner that works well for everyday family life, alongside a spacious living room providing a comfortable space to relax.

Upstairs, the home offers three bedrooms, making it ideal for families or those needing extra space for home working or guests.

To the rear is a grassed garden enjoying the afternoon sun, ideal for outdoor dining and family use. The property also benefits from private parking with a driveway to the side, adding convenience and ease of access.

Well placed for local amenities, schools, and transport links, this home combines a great location with a layout that suits modern family life.

CONTACT

1 College Road
Bangor
Gwynedd
LL57 2AN

E: sales@varcityltd.com
T: 01248 719254
www.varcityliving.co.uk



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