



**Penmaenmawr  
Road,  
Llanfairfechan  
1 Bed  
House**

**Asking Price  
£107,000**



**VARCITY  
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GROUND FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 389 sq.ft. (36.1 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 can be given as to their operability or efficiency can be given.  
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Fully renovated and bright and airy one-bedroom, ground floor semi-detached bungalow which has been beautifully modernised throughout and has a tenant secured until Sep 26 providing an income of £9000 pa.

The property has undergone a complete refurbishment, including brand new flooring, full redecoration, a contemporary fitted kitchen, and a sleek modern bathroom. The open-plan kitchen and dining area is spacious and light-filled, thanks to two generous windows—one set beneath a raised ceiling to maximise natural light.

Adjacent to the main living space is a well-sized double bedroom, with a newly fitted bathroom opposite, featuring an overhead shower, WC, and wash basin—all finished to a high standard.

Additional benefits include gas central heating, double glazing throughout, and access to a well-maintained communal garden area at the front, cared for by local residents.

Tucked away in a quiet cul-de-sac just moments from the heart of Llanfairfechan, the property also comes with private parking for one vehicle. Just a five-minute stroll to the local beach and the vibrant high street, where you'll find a variety of independent shops, convenience stores, and welcoming cafés.

## CONTACT

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- Fully Renovated in 2025
- Courtyard With Private Parking
- Five Minute Walk to Seafront
- Tenant secured until Sep 2026 - Income £9000 pa
- Suitable For Residential Occupation or Rental
- Easy Access to Transport Routes, Including Train Station, Bus line and Dual Carriageway

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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