



25 MERTON PARK, PENMAENMAWR, LL34 6DH

OFFERS IN THE REGION OF £210,000



25 MERTON PARK, PENMAENMAWR, LL34 6DH



Blue Turtle Property are delighted to offer for sale this well-presented and surprisingly spacious two-bedroom semi-detached bungalow, as a freehold property with no onward chain. Freshly renovated and decorated and well maintained throughout, the property offers 2 double bedrooms, bathroom, lounge with patio doors opening onto deck and rear garden, newly fitted kitchen and further benefits from driveway parking, a garage, and basement area providing excellent additional space.

Viewing is essential to appreciate the accommodation on offer, the excellent location, and versatile space this property provides.

In brief, the well-presented accommodation affords: entrance porch leading into hallway, spacious lounge room with patio doors to the rear garden and deck, well equipped kitchen with door to front patio, two well-proportioned double bedrooms, and modern bathroom with large walk-in shower. The property further benefits from a garage, driveway, large basement area, front and rear gardens, gas central heating with newly fitted boiler, and UPVC double glazing throughout.





25 MERTON PARK, PENMAENMAWR, LL34 6DH



Location - Situated on a quiet cul-de-sac on the outskirts of the village of Penmaenmawr, in an elevated position, enjoying fabulous views across the sea. There is a great range of shops, a primary school, GP Surgery within the town and is close to bus and rail services. The A55 coastal road provides easy access to Bangor and Anglesey to the west and the neighbouring towns of Conwy, Llandudno, Colwyn Bay and beyond to the east.

Tenure- Freehold

EPC - D

Council Tax Band- C as on voa.gov.uk





Accommodation comprises;

Hallway (2.1m x 2.6m) - Wood effect laminate flooring, access to loft, large storage cupboard housing boiler, radiator, doors off to all rooms

Kitchen (3.7m x 8.8m) - Newly fitted kitchen, range of wall and base units with complementary work surfaces over, sink with mixer tap and drainer, oven and 5 ring hob, space for large fridge/ freezer, space for dishwasher, part tiled walls, radiator, uPVC door to front aspect, double glazed windows looking out to front and side aspect, large larder cupboard housing electrical box.

Lounge (4.9m x 2.9m) - Wood effect laminate flooring, built in media wall, patio door on to rear deck and gardens, views out over the sea.

Bedroom One (7.2m x 3.7m) - Large double bedroom, carpeted, two radiators, large window to front aspect.

Bedroom Two (3.8m x 2.7m) - Small double bedroom, carpeted, radiator, window to rear aspect.

Bathroom (1.7m x 2.1m) - Built in vanity unit with low level single flush WC and sink with mixer tap, large walk in shower, towel rail radiator, Vanity mirror storage unit, laminate flooring, extractor fan, obscured glass window to side aspect.

Garage (4.80m x 2.6m) - Door to front, lights, power, plumbing for washing machine, entrance door to basement area: large basement area under the property, lights and carpeted.

Exterior



25 MERTON PARK, PENMAENMAWR LL34 6DH



BLUE TURTLE PROPERTY





25 MERTON PARK, PENMAENMAWR, LL34 6DH



Exterior

Front - Driveway, fenced around the front paved and decked area, covered porch and steps to front door

Rear - Back garden laid to lawn, high deck with views out over the sea, steps down to lawn, fenced around, back gate leading to public pathway behind, rear door access to garage.





25 MERTON PARK, PENMAENMAWR, LL34 6DH



SERVICES/ DISCLAIMER-

MAINS WATER, GAS, ELECTRIC AND DRAINAGE ARE BELIEVED TO BE AVAILABLE OR CONNECTED AT THE PROPERTY.

BLUE TURTLE PROPERTY LIMITED HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, AND FITTINGS OR SERVICES AND SO CANNOT VERIFY THAT THEY ARE IN WORKING ORDER OR FIT FOR THE PURPOSE. REFERENCES TO THE TENURE OF A PROPERTY ARE BASED ON INFORMATION SUPPLIED BY THE SELLER. THE DETAILS PROVIDED ARE PREPARED AS A GENERAL GUIDE ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS TO ENTER INTO A LEGAL AGREEMENT.

CONTRACT. ANY INTERESTED PARTY SHOULD CONSULT THEIR OWN SURVEYOR, SOLICITOR OR OTHER PROFESSIONALS BEFORE COMMITTING THEMSELVES TO ANY EXPENDITURE OR OTHER LEGAL COMMITMENTS.

ITEMS SHOWN IN PHOTOGRAPHS ARE NOT INCLUDED UNLESS SPECIFICALLY MENTIONED WITHIN THE SALES PARTICULARS. THEY MAY HOWEVER BE AVAILABLE BY SEPARATE NEGOTIATION. CONTACT OUR FRIENDLY TEAM IF YOU HAVE ANY QUESTIONS ABOUT THIS LISTING, OR TO BOOK A VIEWING.



25 MERTON PARK, PENMAENMAWR, LL34 6DH



BLUE TURTLE PROPERTY



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

25 Merton Park
Penmaenmawr
LL34 6DH



Valid until: 7 December 2033

Property type: Bungalow

Total floor area: 68 square meters

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

This graph shows this property's current and potential energy rating.