



LLANNERCH Y MOR, PENMAENMAWR

ASKING PRICE £215,000



LLANNERCH Y MOR, PENMAENMAWR



BLUE TURTLE PROPERTY

Blue Turtle Property are delighted to offer for sale this deceptively spacious three bedroom property, ready to walk in and enjoy. Situated in a quiet cul de sac near to a host of amenities and attractions that Penmaenmawr has to offer, including idyllic walks up mountains in one direction, and along the beach to the other.

In brief, the light and airy accommodation comprises: Entrance hallway, lounge and kitchen/ dining room to the ground floor with three generously proportioned bedrooms and recently fitted three piece modern bathroom to the first floor. Externally the property benefits from front and rear gardens, as well as off road parking. The property further benefits from gas central heating and double glazing throughout.





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Location

Penmaenmawr is a picturesque coastal village with a real sense of community. Offering a beautiful stretch of beach along with a mountainous backdrop, the location really does offer something for everyone. With a host of amenities including a doctors surgery, primary school and shops as well as the popular promenade with fields, park, paddling pool and sports courts. The village is conveniently placed for the A55 Expressway allowing easy access to all the neighbouring coastal towns and beyond.

Tenure- Freehold

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





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Ground Floor

Entrance Hallway

uPVC door leading in, radiator, stairs to first floor.

Lounge (14'4" x 10'7")

Double glazed window to front aspect, coving to ceiling, radiator, television point, uPVC door accessing rear garden.

Kitchen/ Dining Room (17'0" x 8'8")

Fitted with a range of wall and base units with complimentary work surfaces over, single drainer sink with mixer tap, space for range cooker with fitted extractor over, space for fridge/freezer, plumbing for washing machine, plumbing for dishwasher, wall mounted gas central heating boiler, part tiled walls, under stairs storage area, two double glazed windows looking out on to rear garden, door accessing rear garden.



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First Floor

Landing

Loft access, double glazed window to side aspect.

Bedroom One (9'11" x 9'10"

Double glazed window overlooking rear garden and on to views beyond, built in wardrobe storage with mirrored doors, radiator.

Bedroom Two (10'11"x 10'6 "

Double glazed window to front aspect, radiator.

Bedroom Three (9'7"x 7'9 "

Double glazed window to front aspect, radiator.

Family Bathroom (6' 9"x 6' 0")

Three piece suite comprising low level flush w.c, vanity wash hand basin with storage under, bath with shower over, heated towel rail, double glazed obscure glass window to rear aspect.



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EXTERNALLY FRONT

LOW MAINTENANCE GARDEN TO FRONT, DRIVEWAY, PATH TO ENTRANCE, FENCED BOUNDARIES.

SIDE

DRIVEWAY CONTINUES TO SIDE WITH SECURE GATED SIDE ACCESS.

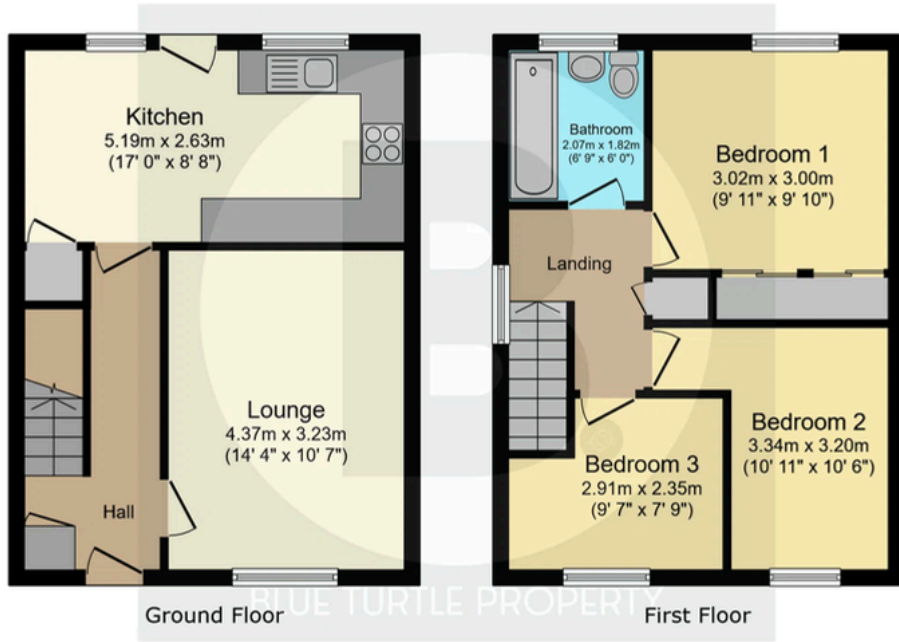
REAR

LOW MAINTENANCE, PRIVATE, SECURE REAR GARDEN, IDEAL FOR SEATING AND BARBECUES, OUTBUILDING OFFERING PAVED AND DECKED AREA WITH FENCED BOUNDARIES.



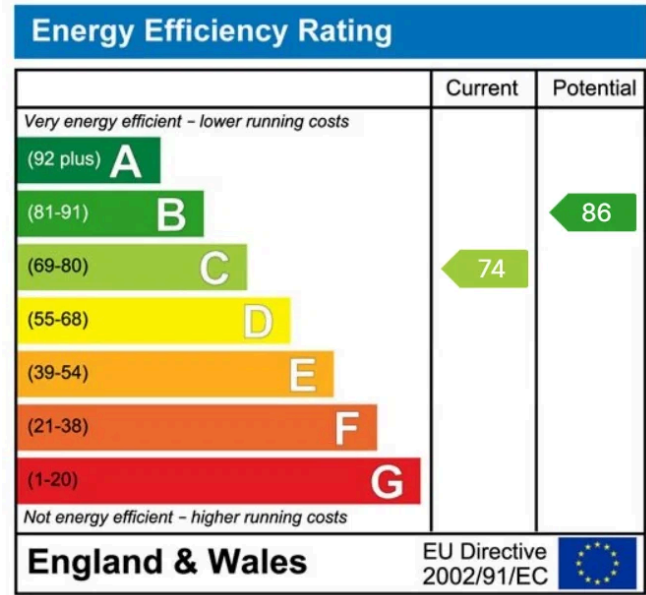


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Total floor area: 73.7 sq.m. (793 sq.ft.)

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





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