



WATER STREET, PENMAENMAWR

OFFERS OVER £140,000



# WATER STREET, PENMAENMAWR



BLUE TURTLE PROPERTY

Set in an elevated position with surrounding mountain and sea views, this fantastic end of terrace home is offered for sale with no onward chain. An ideal first time or investment buy, this characterful property offers deceptively spacious accommodation and needs to be viewed to be truly appreciated. Suitable for an array of buyers, early viewing is essential.

In brief, the light and airy accommodation affords: Entrance hallway, kitchen and lounge/ dining room to the ground floor, with three bedrooms and three piece bathroom to the first floor. Externally, the property benefits from private, low maintenance rear yard and outbuilding. The property further benefits from gas central heating and double glazing throughout.

Early viewing is essential.





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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-** B as on [voa.gov.uk](http://voa.gov.uk)





## **Ground Floor** **Entrance Hallway**

uPVC door leading in, under stairs storage cupboard, radiator, stairs to first floor.

## **Kitchen/ Breakfast Room (9'4" x 9'4")**

Fitted with a range of wall and base units with complimentary work surfaces over, single drainer sink with mixer tap, space for fridge, space for freezer, integral oven with four ring hob and extractor over, plumbing for washing machine, wall mounted gas central heating boiler, part tiled walls, double glazed window to front aspect enjoying far reaching sea views.

## **Lounge/ Dining Room (15'7" x 12'6")**

Two double glazed windows to rear aspect, radiator, television point, uPVC door accessing rear garden.



## First Floor

### Landing

Loft access with pull down loft ladder.

### Bedroom One (13'6" x 6'10")

Double glazed window to front aspect enjoying far reaching sea views, radiator.

### Bedroom Two (10'9" x 8'7")

Double glazed window to front aspect enjoying far reaching sea views, radiator.

### Bedroom Three (8'6" x 8'3")

Double glazed window to rear aspect, radiator.

### Family Bathroom (8'1" x 6'4")

Three piece white suite comprising low level flush w.c, pedestal wash hand basin, panel bath with shower over, radiator, double glazed obscure glass window to rear aspect.



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**EXTERNALLY**

**FRONT**

**GATED ACCESS TO LOW MAINTENANCE FRONT YARD WITH WALLED BOUNDARIES.**

**SIDE**

**SECURE GATED SIDE ACCESS.**

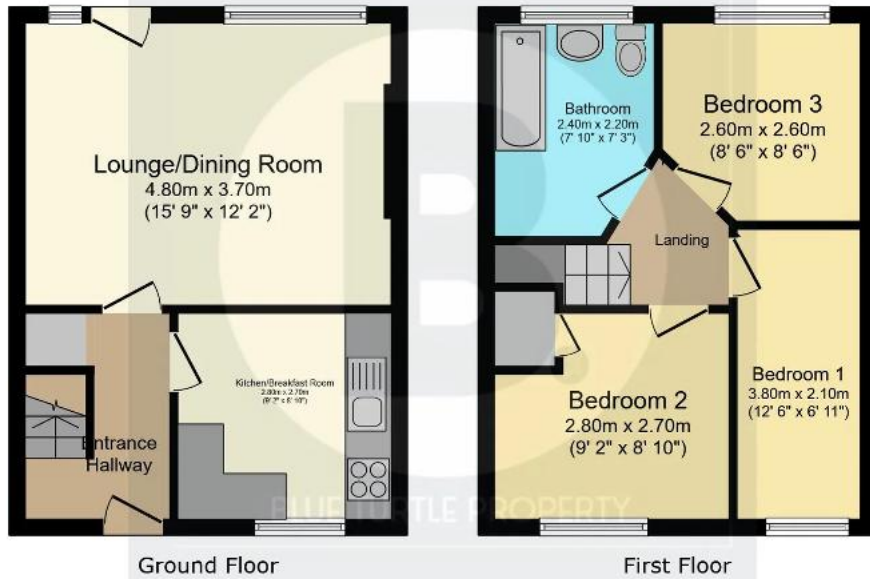
**REAR**

**LOW MAINTENANCE, SECURE REAR YARD, IDEAL FOR SEATING AND BARBECUES, OUTBUILDING OFFERING STORAGE WITH WALLED BOUNDARIES.**



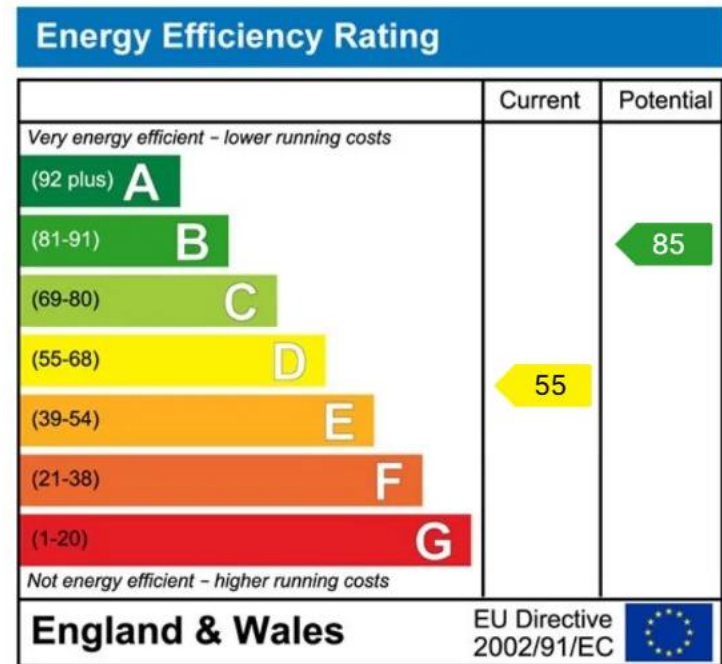


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Total floor area: 61.5 sq.m. (662 sq.ft.)

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](http://www.propertybox.io)





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