

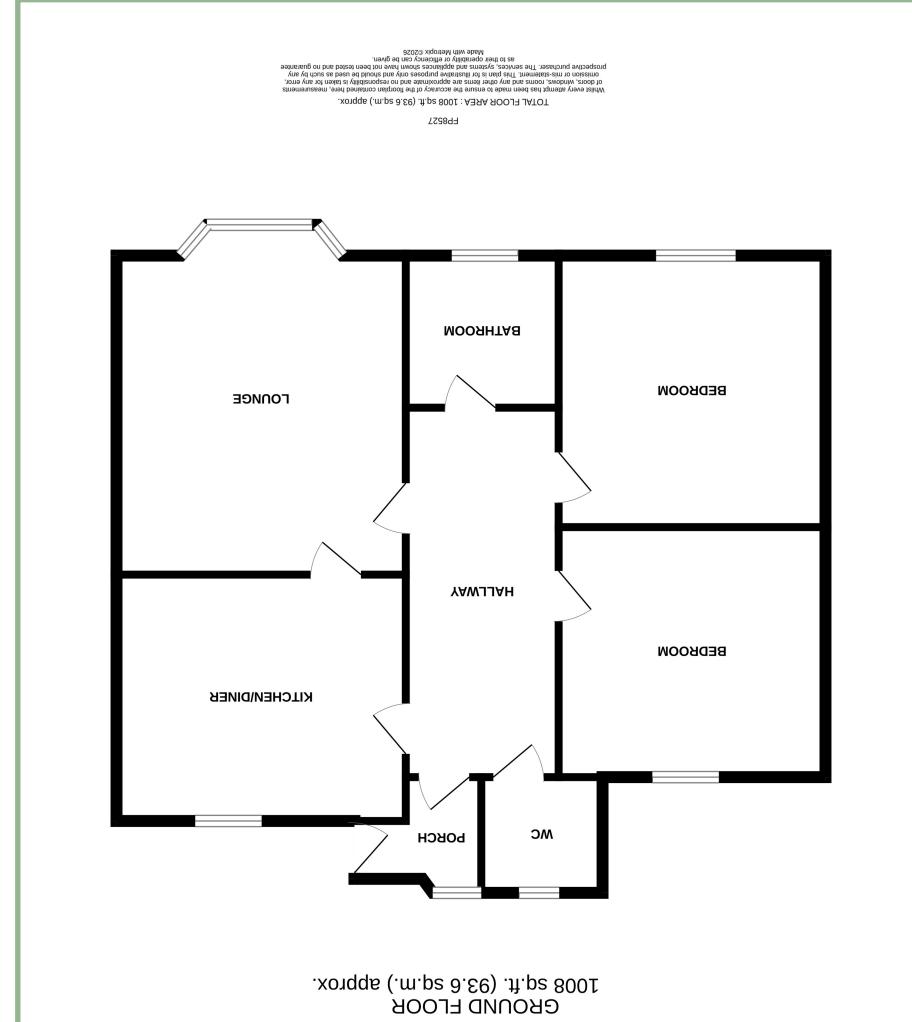
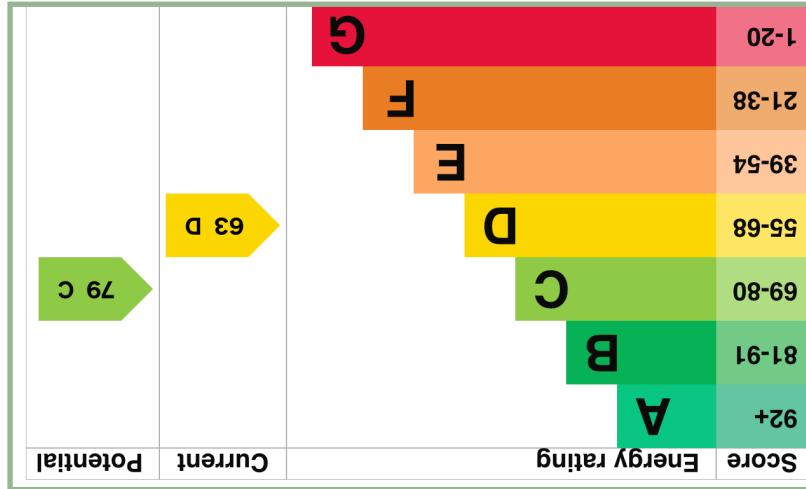
Please contact us before viewing the property. If there is any particular information that you are concerned about, please let us know and we will be pleased to provide additional information or to make further arrangements. We strongly recommend that you view the property in person, unless otherwise stated, and no warranty can be given as to the condition of the property.

Services, fittings and equipment referred to in these details have not been tested (unless otherwise stated) and we have no authority to do so on behalf of the seller. Offer or contract: The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.

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F&P Fletcher Pool



TWO BEDROOM GROUND FLOOR APARTMENT WITH GARDENS & GARAGE

Description

A spacious and well planned two bedroom ground floor apartment situated in an attractive period property and being one of only three apartments.

The accommodation comprises: Entrance door situated at the rear via metal staircase down: Porch, good sized hallway, W.C, lounge with bay window, kitchen/diner with integrated gas hob, fridge and freezer, electric oven and microwave and space and plumbing for a washing machine, two double bedrooms and modern bathroom.

Gas fired Vaillant combination boiler and single glazed timber sash windows.

To the outside there is one parking space and lawned gardens to the front. To the rear there is a low maintenance courtyard area with feature stone seating area with fireplace and a garage.

- ✓ SPACIOUS AND WELL PLANNED GROUND FLOOR APARTMENT
- ✓ GOOD SIZE FRONT GARDEN, REAR COURTYARD & PARKING
- ✓ MODERN KITCHEN & BATHROOM
- ✓ SITUATED JUST OFF THE PROMENADE
- ✓ EASY ACCESS TO THE SHOPS
- ✓ FREEHOLD
- ✓ NO CHAIN

Porch

5' 7" x 6' 3" 1.70m x 1.90m

Hall

18' x 7' 7" 5.49m x 2.31m

W.C

6' 8" x 5' 6" 2.03m x 1.67m



Lounge

17' 10" x 14' 4" 5.44m x 4.37 m



Kitchen/Diner

11' 8" x 12' 10" 3.55m x 3.91m



Bedroom One

13' 6" x 13' 2" 4.11m x 4.01m



Bedroom Two

11' 9" x 12' 3" 3.58m x 3.73m



Bathroom

7' 8" x 7' 5" 2.33m x 2.26m



Location

The property is located within the popular coastal village of Llanfairfechan with its range of local shops, medical centre, library, village hosteries, fine sandy beach and 9 hole golf course. It is approximately 7 miles from the walled town of Conwy and 8 miles from the University City of Bangor.

Directions

From Conwy proceed along the A55 in the direction of Bangor. Take the third turning off for Llanfairfechan. Proceed into the village and turn right at the traffic lights into Station Road. Proceed along Station Road towards the promenade, take the right turn into Park Crescent North where Llys Llewelyn can be found on the right. However the access door for this apartment is situated at the rear of the building on Park Crescent.

Council Tax Band: B (provided on www.voa.gov.uk)

Energy Efficiency Rating: D

Tenure: Freehold. No set fees however ant external maintenance fees are split 3 ways.

2 Bedroom Ground Floor Apartment

Ground Floor Flat
Llys Llewelyn
Llanfairfechan
LL33 0BG

£134,950

Reference Number: FP8527
27/1/2026

Fletcher & Poole,
3 Lancaster Square,
Conwy, LL32 8HT

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

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fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

