



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	79 C
39-54	E		
21-38	F		
1-20	G		



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 hostleries, 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:

tel: 01492 583100
fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

