





# Two Bedroom Stone Built Semi Detached With Driveway & Out Building Requiring Some Updating

## Description

Situated in a most popular and convenient residential location is this two double bedroom semi detached home that requires some updating. Viewing is strongly recommended as the property is offered for sale with NO CHAIN!

In brief the accommodation comprises, Entrance hall with stairs to the first floor and door to the living room, which is spacious and offers windows to the front and rear, understairs storage, feature fireplace and a door to the kitchen , which is fitted with a range of wall and base units, roll top work surface, with integrated oven & hob, wall mounted combination boiler and extractor vent plus door to the rear. The first floor offers two double bedrooms the master with fitted wardrobes and window to the front aspect, and bedroom 2 with fitted shelving and window to the rear aspect, the bathroom is a 'wet room' with electric shower, wall mounted wash hand basin and low-level WC all in white, fitted extractor and window to the side aspect.

The property features and benefits include, driveway with parking for several vehicles, garden frontage, rear out building with lighting and power, could be used as a work shop or utility room/storage, there are radiators to all rooms except the hallway/landing and kitchen which has a wall mounted heater, the property is heated via gas central heating powered by the combination boiler, double glazing, and a modern fitted kitchen and wet room.

- ✓ STONE BUILT SEMI DETACHED HOME
- ✓ TWO DOUBLE BEDROOMS
- ✓ DRIVEWAY & FRONT GARDEN
- ✓ OUTBUILDING WITH LIGHT & POWER
- ✓ IN NEED OF SOME UPDATING
- ✓ NO CHAIN

## Lounge

21' 4" max x 13' 6" max 6.50m x 4.11m



## Kitchen

10' 3" x 7' 1" 3.12m x 2.16m



## Bedroom One

12' 6" x 10' 6" 3.81m x 3.20m



## Bedroom Two

10' 7" x 9' 8" 3.22m x 2.94m



## Bathroom

7' 4" x 6' 6" 2.23m x 1.98m



## Location

Nant Y Felin Road is located close to the centre of the village of Llanfairfechan, which benefits from a range of local shops, medical centre, library, beautiful sandy beach and nine hole golf course. It is approximately 7 miles from the walled town of Conwy and 8 miles from the University of Bangor.

## Directions

From our Conwy office proceed along the A55 in the direction of Bangor. Take the third exit off for Llanfairfechan. Proceed into the village, left at the traffic lights, pass the shops, bear right over the bridge, left onto Mill Road which merges onto Nant y Felin Road where Tan Lan can be found on the right.

Council Tax Band: B (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Efficiency Rating: TBC

## 2 Bedroom Semi Detached Home

Tan Lan  
Nant Y Felin  
Llanfairfechan  
LL33 0TB

£149,950

Reference Number: FP8225  
6/12/2024

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](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

