

We endeavor 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. 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. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com





# Two Part Built Semi-Detached Cottages

## Description

A superb opportunity to purchased a part built development of two, two bedroom cottages

Situated in the centre of the village, with all local amenities close by, this part built project offers fantastic development opportunity.

The top cottage is connected to the main sewer, the lower cottage is not.

Options are for a pump to be used or the lower one can be connected to the main sewer in the road. Surface water is disposed of via soakaways.

All uptodate work has been inspected and approved by Conwy Building Control

Plans and drawings available on request



## Location

Situated on the outskirts of the village of Penmaenmawr with its range of shops, primary school, medical centre and bus/ rail services. The A55 coastal road provides access to the University City of Bangor (approximately 10 miles) and also eastwards to the towns of Conwy, Llandudno, Colwyn Bay and beyond.

## Directions

From our Conwy office proceed in the direction of the A55 Bangor. Take the second exit off signposted Penmaenmawr. Proceed into the village, turn left at the traffic lights onto Fernbrook Road, continue along this road where the properties will be found on the left hand side.

## Two Part Built Semi-Detached Cottages

FERNBROOK ROAD  
PENMAENMAWR  
CONWY  
LL34 6DD

FIXED PRICE  
**£175,000**

Reference Number: FP7124  
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)

