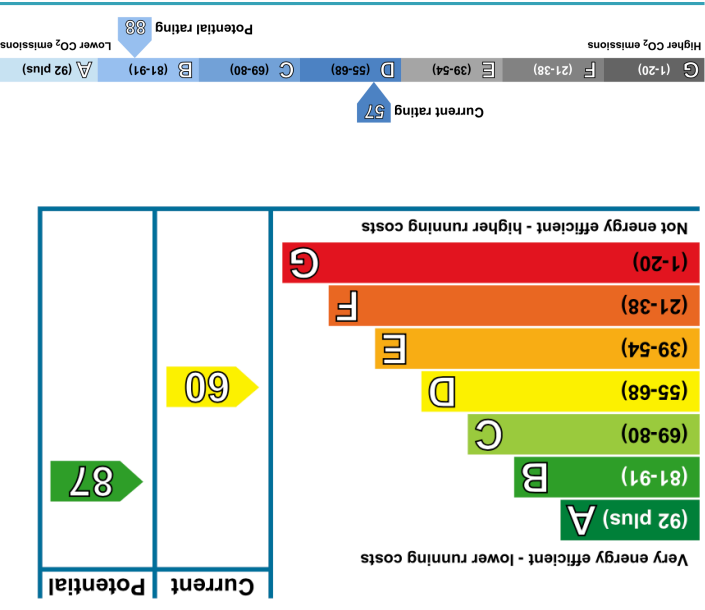
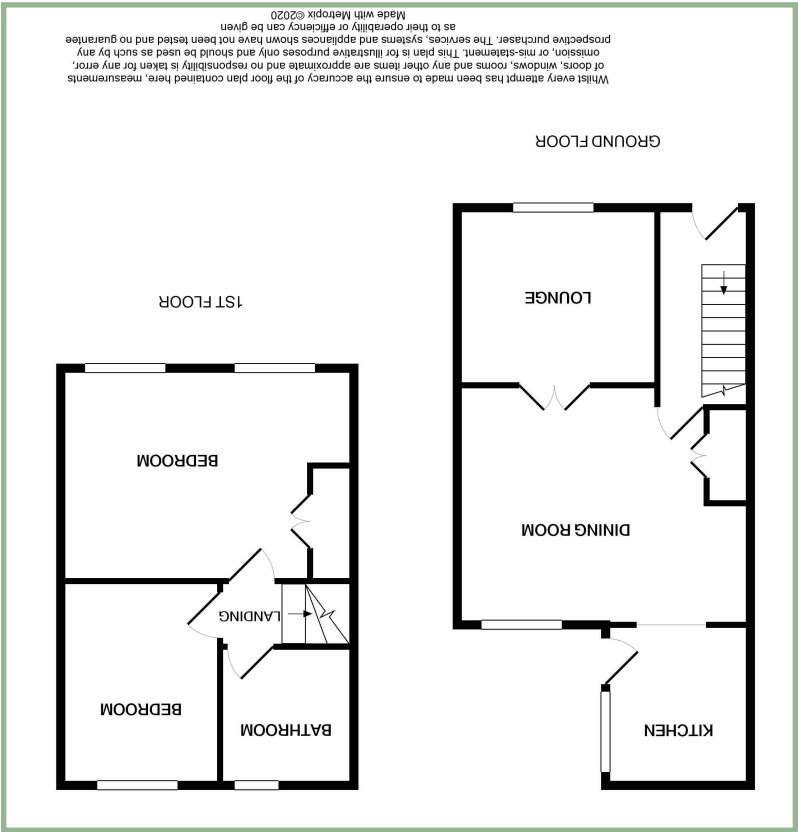


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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



Beautifully Presented Two Bedroom Mid Terrace Cottage

Description

An immaculately presented two bedroom stone built quarryman’s cottage enjoying a south facing rear aspect.

The accommodation comprises: Hallway, dining room, kitchen and lounge. To the first floor: Bathroom and two bedrooms. UPVC double glazing and gas central heating throughout. Low maintenance south facing rear garden.

- ✓ BEAUTIFULLY PRESENTED TWO BEDROOM MID TERRACE HOME
- ✓ DECEPTIVELY SPACIOUS
- ✓ SOUTH FACING LOW MAINTENANCE REAR COURTYARD

Lounge

9’ 7” x 10’ 10” 2.92m x 3.30m



Dining Room

11’ 9” x 15’ 11” 3.58m x 4.85m



Kitchen

8’ 8” x 7’ 10” 2.64m x 2.39m



Bathroom

7’ 6” x 7’ 3” 2.28m x 2.21m



Bedroom One

11’ 10” x 15’ 7” 3.60m x 4.75m



Bedroom Two

11’ x 7’ 10” 3.35m x 2.39m



Location

Situated close to the centre 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 along Conwy Road through the village and continue for a short distance, turn left onto St. David’s Road, left onto Erasmus Street.

Council Tax Band: B (provided on www.voa.gov.uk)
Energy Efficiency Rating: D

2 Bedroom Mid Terrace Cottage

6 ERASMUS STREET
PENMAENMAWR
CONWY
LL34 6LH

£120,000

Reference Number: FP7065

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

