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Score	Energy rating	Current	Potential
92+	A	<div>66 D</div>	<div>66 D</div>
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



A DECEPTIVELY SPACIOUS TWO BEDROOM FIRST FLOOR FLAT ENJOYING VIEWS TO THE FRONT & REAR ASPECT

Description

A deceptively spacious two-bedroom first floor flat situated in popular residential area providing close proximity to all local amenities, shops and transport links. Situated in quiet location providing close walking distance to Llanfairfechan beach promenade. The accommodation briefly affords, lounge, kitchen diner, W.C, bathroom, bedroom one and bedroom two. Benefitting from fitted kitchen, high ceilings and sought after location. No onward chain.

- ✓ A DECEPTIVELY SPACIOUS TWO BEDROOM FIRST FLOOR FLAT
- ✓ SITUATED IN POPULAR RESIDENTIAL AREA
- ✓ CLOSE PROXIMITY TO ALL LOCAL AMENITIES OF LLANFAIRFECHAN
- ✓ ENJOYS VIEWS TO FRONT AND REAR
- ✓ TENURE TBC
- ✓ NO ONWARD CHAIN

Lounge

14’ 10” x 13’ 8” 4.52m x 4.16m



Kitchen/Diner

12’ 9” x 11’ 11” 3.88m x 3.63m



W.C

5’ 10” x 5’ 10” 1.78m x 1.78m



Bedroom One

18’ 2” x 14’ 4” 5.54m x 4.37m



Bedroom Two

12’ 1” x 10’ 5” 3.68m x 3.17m



Location

The property is located within the popular coastal village of Llanfairfechan with its range of local shops, medical centre, library, village hostelries, 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 where Llys Llewelyn can be found.

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



2 Bedroom First Floor Flat

Flat 1, Llys Llewelyn
Park Crescent
Llanfairfechan
LL33 0BG

£118,000
REDUCED FROM £135,000

Reference Number: FP8317
10/4/2025

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

