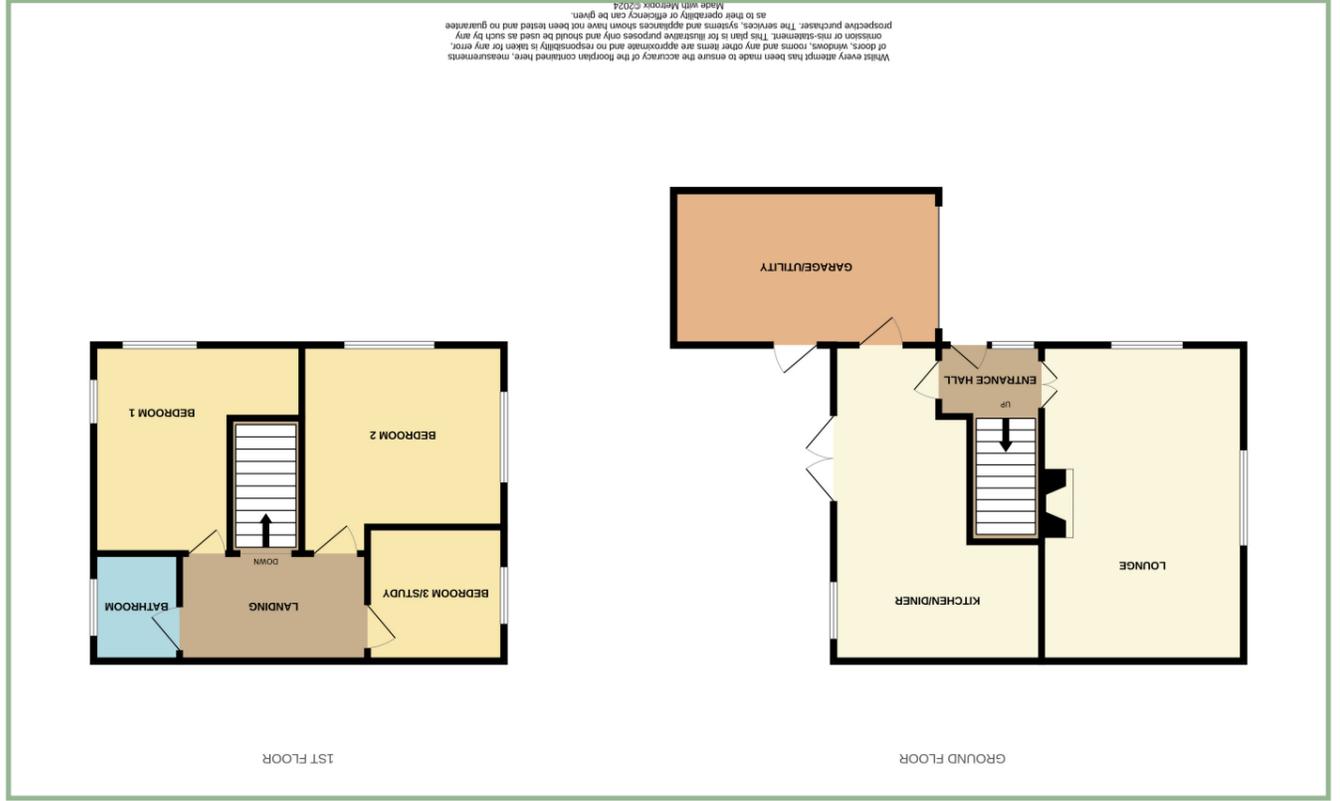




Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	59 D	
69-80	C		
81-91	B		
92+	A		104 A



A Spacious Three Bedroom Semi Detached Family Home Enjoying Panoramic Views

Description

A spacious three bedroom, semi detached family home. The property benefits from ample off road parking for multiple vehicles and gardens to front and rear.

Panoramic views towards the Isle of Anglesey and surrounding hillsides.

Located in the village of Llanfairfechan, situated in a slightly elevated position enjoying sea and mountain views, close to all local amenities, transport links, shops and schools.

The accommodation comprises: entrance hall, lounge, modern kitchen/diner with space for an electric range and space and plumbing for a dishwasher, master bedroom with storage cupboard, second bedroom with views and third bedroom. Modern bathroom with bath and shower.

The property also benefits from gas fired central heating, UPVC double glazing, off road parking, garage with access from kitchen with power, light and plumbing connected.

15 Gorwel has grassed lawn to front with concrete driveway and to rear spacious patio sun terrace, large lawn with decked seating area enjoying views to hillsides.

- ✓ SPACIOUS THREE BEDROOM SEMI DETACHED HOME
- ✓ PANORAMIC VIEWS
- ✓ OFF ROAD PARKING
- ✓ CLOSE TO ALL LOCAL AMENITIES
- ✓ FREEHOLD

Lounge

18' 3" x 11' 9" 5.57m x 3.58m



Kitchen/Diner

18' 3" x 11' 10" 5.57m x 3.60m



Bedroom One

11' x 11' 4" 3.35m x 3.45m



Bedroom Two

11' 11" x 9' 4" 3.63m x 2.84m



Bedroom Three

8' 9" x 7' 10" 2.66m x 2.39m



Bathroom

5' 6" x 6' 1" 1.67m x 1.85m



Garage/Utility

16' 10" x 8' 7" 5.13m x 2.61m

Location

Gorwel 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. At Puffin Roundabout take the 2nd exit and stay on the A55 then at the next roundabout take the first exit on to Penmaemawr Road, turn left onto Village Road, then turn left onto Bryn Road, turn left onto Gorwel, then right and the property is on your left.

Council Tax Band: D (provided on www.voa.gov.uk)

Energy Efficiency Rating: D

3 Bedroom Semi Detached Home

15 Gorwel
Llanfairfechan
LL33 0DS

£275,000
REDUCED FROM £285,000

Reference Number: FP8115
13/8/2024

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
web: www.fletcherpoole.com

