

Please contact us before viewing the property. If there is any point of particular importance to you are contemplating travelling some distance to view the property, we strongly recommend that all the information which we provide about the property is verified by your local estate agent or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

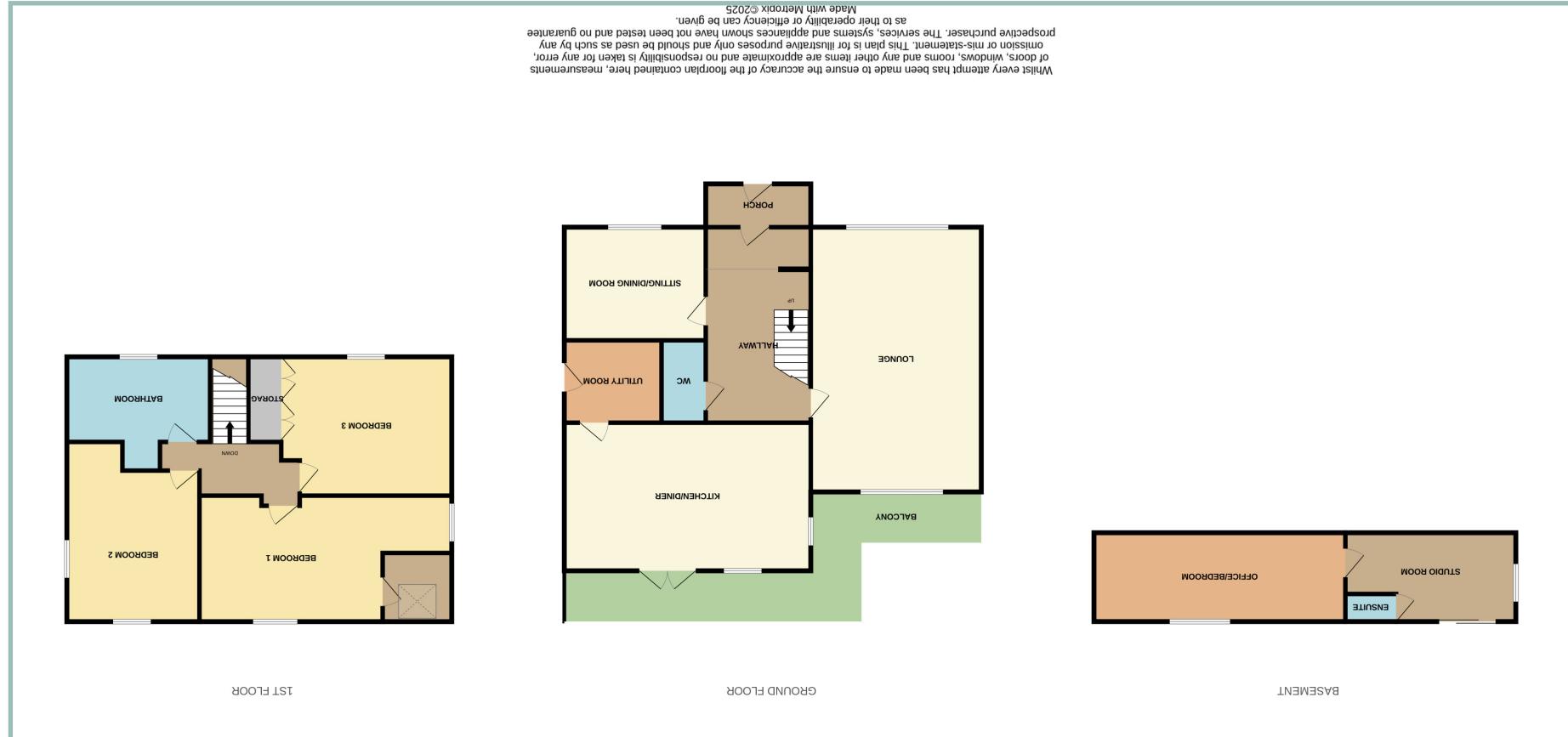
We strongly recommend that all the information which we provide about the property is verified by your local estate agent or to make further enquiries. Services, fittings and equipment referred to in the sales details have not been tested and no warranty can be given as to their condition. We endeavor 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 warranty in relation to the property and we have no authority to do so on behalf of the seller.

www.fletcherpooles.com

Fletcherpooles Diamond Collection



Made with Metrolinx 2025
as to their preparedness or otherwise can be given.
prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee
of their suitability or fitness for purpose. This plan is for illustrative purposes only and should be used as such by any
agent or consumer. Whilst every attempt has been made to ensure the accuracy of the information contained in these measurements
of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.



AN IMMACULATELY PRESENTED EXECUTIVE STYLE FAMILY HOME ENJOYING STUNNING VIEWS

Description

Hill Stream is a beautifully presented four bedroom executive style family home.

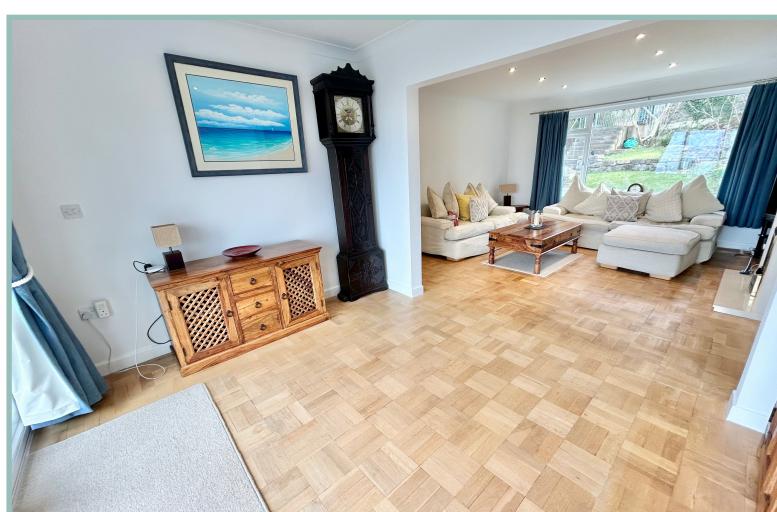
Occupying an impressive plot with large wrap around grounds, a granite wall and off-road parking for several vehicles and large garage with automatic door and two driveways for additional parking. There is a covered patio area at the rear of the property for outdoor dining. Also, to the rear there is large shed and a smaller shed perfect for additional outdoor storage.

The expansive sprawling property briefly comprises, entrance porch, snug/dining room which can be used as another bedroom, cloakroom with W.C and shower, kitchen diner, lounge, utility room, three double bedrooms (master with en-suite) and family bathroom. There is also a large basement split into two rooms which the current owner has used as an office. This space also has a toilet and basin which could be expanded to accommodate a shower allowing it to be a self contained room.

The property benefits from UPVC double glazing, gas fired central heating, sprawling balcony enjoying breathtaking views. Situated in close proximity to all local amenities, shops, schools and transport links. Viewing Highly recommended.



- * EXTENSIVE SEA VIEWS TOWARDS THE ISLE OF ANGLESEY
- * OCCUPIES AN IMPRESSIVE PLOT
- * CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND TRANSPORT LINKS
- * AMPLE OFF-ROAD PARKING AND GARAGE



4 Bedroom
Detached House with
Office Room

Hill Stream
Penmaen Park
Llanfairfechan
LL33 0RN

£615,000

Reference Number: FP8279
10/3/2025

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
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

Location

Penmaen Park 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.

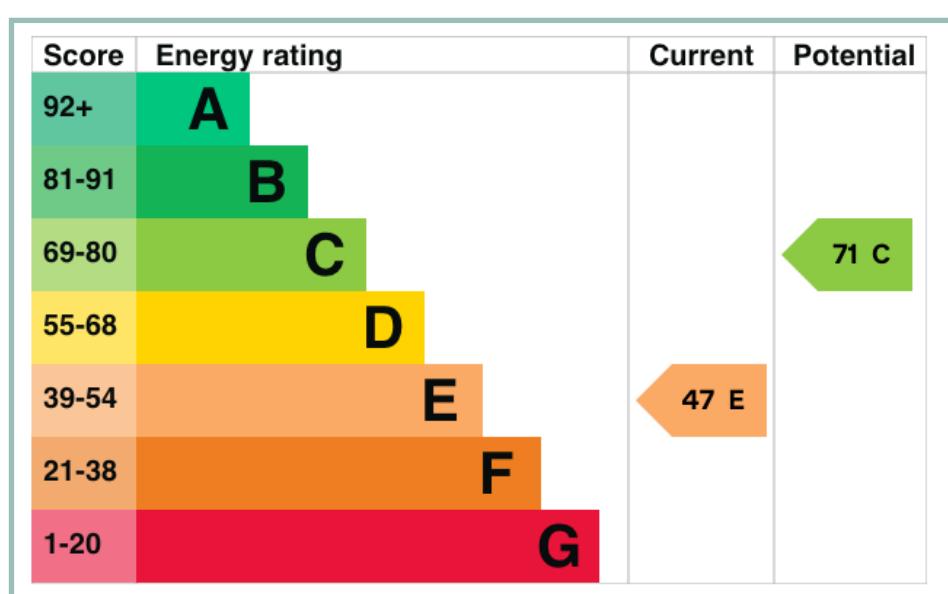
Directions

From our Conwy office proceed along the A55 in the direction of Bangor. Take the third exit off for Llanfairfechan. Take the immediate left onto Penmaenmawr Road, right onto Penmaen Park, follow the road up keeping left, Hill Stream will be found after a short distance on the right.

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

Energy Efficiency Rating: E

Tenure: Freehold



AN IMMACULATELY PRESENTED EXECUTIVE STYLE FAMILY HOME ENJOYING STUNNING VIEWS

Dining Room / Snug

12' 9" x 9' 11" 3.88m x 3.02m

G.F Cloakroom / W.C.

7' 9" x 3' 3" 2.36m x 0.99m



Kitchen / Diner

21' 6" x 12' 11" 6.56m x 3.94m



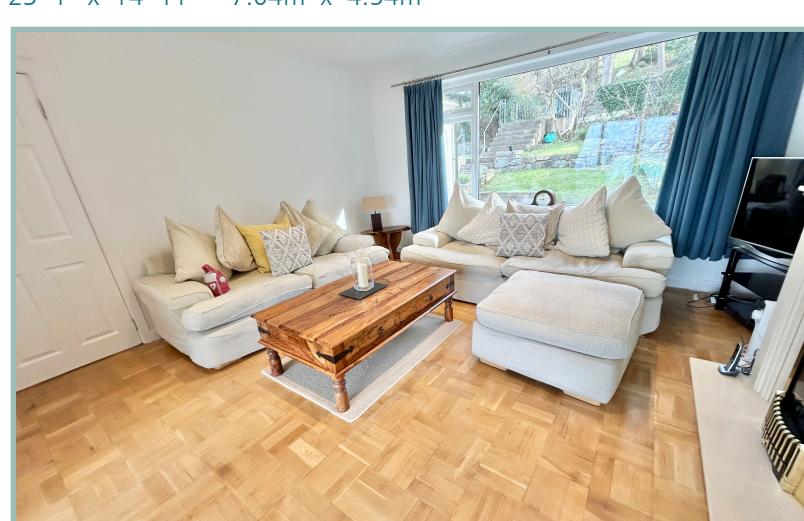
Utility Room

8' 6" x 7' 2" 2.59m x 2.18m



Lounge

23' 1" x 14' 11" 7.04m x 4.54m



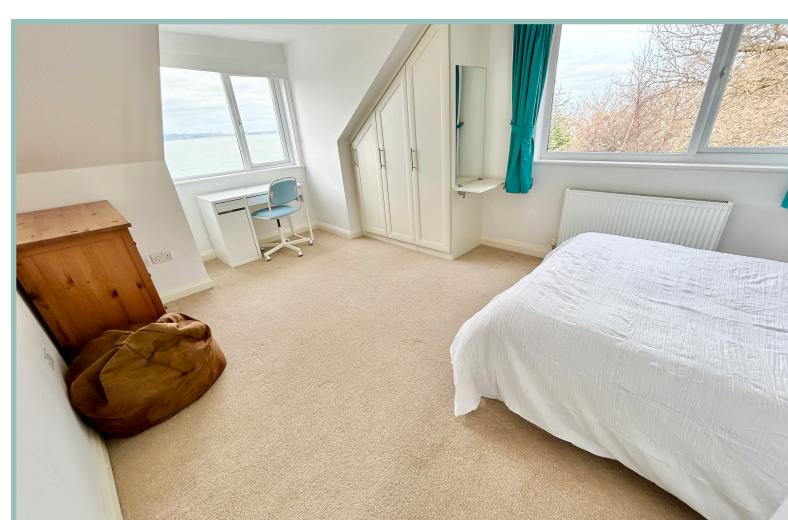
Bedroom One with En-Suite

22' 1" x 11' 3" 6.73m x 3.43m



Bedroom Two

19' x 11' 7" 5.79m x 3.53m



Bedroom Three

13' 3" x 10' 1" 4.04m x 3.07m

Family Bathroom

9' 10" x 8' 7" 3.00m x 2.61m



Basement

Studio With Ensuite: 12' 11" x 11' 7" 3.94m x 3.53m

Bedroom/Studio: 21' 5" x 9' 9" 7.75m x 2.97m



4 Bedroom
Detached House with
Office Room

Hill Stream
Penmaen Park
Llanfairfechan
LL33 0RN

£615,000

Reference Number: FP8279
10/3/2025

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
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

