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Fletcher & Poole  
DIAMOND COLLECTION



www.fletcherpoole.com

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# AN IMMACULATELY PRESENTED EXECUTIVE STYLE FAMILY HOME ENJOYING STUNNING VIEWS

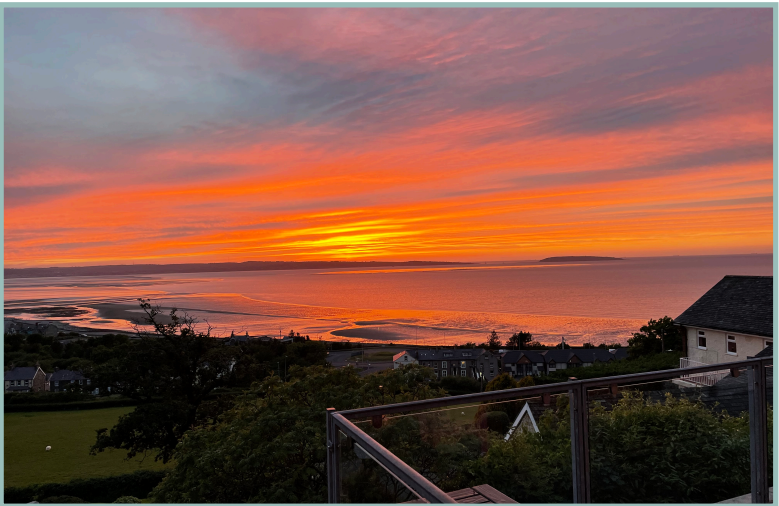
## Description

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](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://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](http://www.voa.gov.uk))

Energy Efficiency Rating: E

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		





# 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

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