





# A WELL PRESENTED THREE BEDROOM INNER-TERRACE COTTAGE

## Description

A well planned three-bedroom inner-terrace quarryman’s stone cottage situated in the centre of Penmaenmawr. The property is within walking distance to the local shops, beach and a short drive to the historic walled town of Conwy and A55. The property enjoys far reaching views of the sea and Puffin Island from the rear aspect and briefly comprises hallway, lounge/diner, off the hallway there is a kitchen with door leading out into the garden. To the first floor: landing, two double bedrooms, one single and a three-piece bathroom. UPVC double glazing and gas fired combination boiler. To the rear there are slate steps leading down to a low maintenance garden with storage shed, W.C. and timber rear gate.

- ✓ FITTED KITCHEN AND BATHROOM
- ✓ FAR REACHING SEA VIEWS
- ✓ MODERNISED AND IMPROVED BY CURRENT OCCUPIERS
- ✓ NO-ONWARD CHAIN

## Kitchen

11’ 7” x 6’ 7” 3.53m x 2.00m



## Lounge / Diner

21’ 8” x 9’ 8” 6.60m x 2.94m



## Bedroom One

10’ 8” x 9’ 8” 3.25m x 2.94m



## Bedroom Two

11’ x 7’ 8” 3.55m x 2.33m



## Bedroom Three

6’ 10” x 6’ 8” 2.08m x 2.03m

## Bathroom

8’ 7” x 7’ 2.61m x 2.13m



## 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, Conwy 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 then left onto St. David’s Road, proceed to the top, turn left onto David Street where number 11 is located on the left.

Council Tax Band: B (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: D

Tenure: Freehold

## 3 Bedroom Cottage

11 David Street  
Penmaenmawr  
Conwy  
LL34 6LG

£170,000

Reference Number: FP8248  
28/1/2025

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

