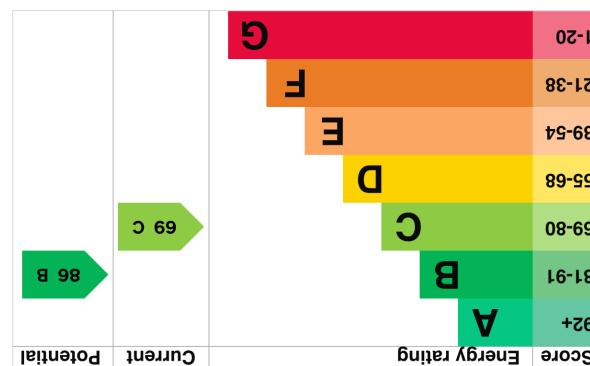


Please strongly recommend that all the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We endeavor to make our sales details accurate and reliable but they should not be relied on as statements of representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment not referred to in the sales details have not been tested (unless otherwise stated) and no guarantee is given as to their condition.

[www.fletcherpool.com](http://www.fletcherpool.com)

Fletcher & Pool



# Two Bedroom Mid Terrace Cottage With Converted Attic

## Description

A two bedroom mid terrace cottage with converted attic room, enjoying far reaching views over the sea and mountains and views towards Puffin Island and the Gt. Orme can be enjoyed from the upper floors.

The accommodation comprises: Entrance hall with Quarry tiled floor, lounge, kitchen/diner with space and plumbing for a washing machine, fridge/freezer and electric oven. To the first floor: Landing, two bedrooms and bathroom. To the second floor: Converted attic room with Velux windows and w.c. Double glazed timber windows and Ideal gas fired combination boiler.

To the rear there are slate steps leading down to a courtyard area with outhouse and an enclosed area used for storage/utility, rear timber gate.

- ✓ SPACIOUS TWO BEDROOM PLUS CONVERTED ATTIC MID TERRACE COTTAGE
- ✓ ENJOYS SEA, MOUNTAIN,PUFFIN ISLAND & GT. ORME VIEWS
- ✓ LOW MAINTENANCE REAR COURTYARD WITH OUTHOUSE
- ✓ NO CHAIN

## Hall

5' 11" x 3' 8" 1.80m x 1.11m

## Lounge

13' 4" max x 13' 9" 4.06m x 4.19m



## Kitchen/Diner

14' 10" x 10' 9" 4.52m x 3.27m



## Landing

12' 1" x 5' 5" 3.68m x 1.65m

## Bedroom One

12' 1" x 9' 8" 3.68m x 2.94m



## Bedroom Two

9' 7" x 7' 7" 2.92m x 2.31m

## Bathroom

7' 6" x 6' 7" 2.28m x 2.00m



## Attic Room

12' 8" x 13' 2" max 3.86m x 4.01m



## Utility Area

9' 5" x 6' 8" 2.87m x 2.03m

## Outbuilding

12' 2" x 5' 5" 3.71m x 1.65m

## 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, Colwyn 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 and continue for a short distance, turn left onto St. David's Road, left onto Erasmus Street where number 25 can be found on the left.

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

Energy Efficiency Rating: C

## 2 Bedroom Mid Terrace Cottage

25 ERASMUS STREET  
PENMAENMAWR  
CONWY  
LL34 6LH

NO CHAIN

**£135,000**  
REDUCED FROM £140,000

Reference Number: FP7736

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)

