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www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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)
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,
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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:

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web: www.fletcherpoole.com

