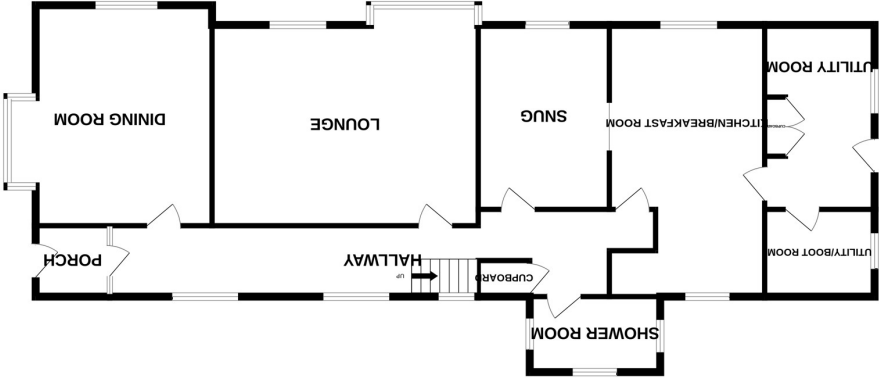




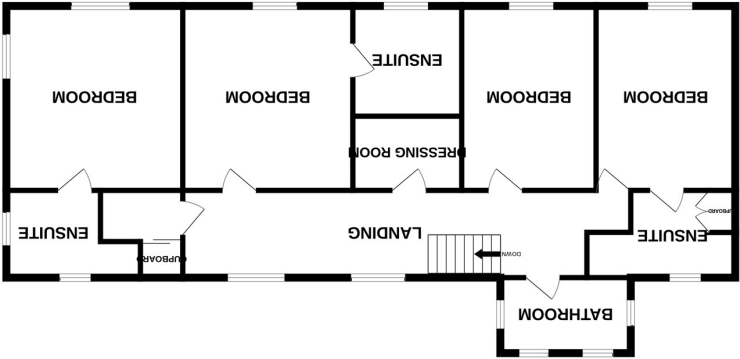
Fletcher & Poole  
DIAMOND COLLECTION

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

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 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 referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.



GROUND FLOOR  
1361 sq.ft. (126.4 sq.m.) approx.



1ST FLOOR  
1151 sq.ft. (106.9 sq.m.) approx.

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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# Four Bedroom Detached Period Property

## Enjoying Superb Views

### Description

Hafod Y Coed is a handsome detached four bedroom home built in 1889, occupying a large plot at the end of Penmaen Park bordering open fields and enjoying superb views over the sea, Puffin Island, the sunsets and Anglesey to the front aspect and mountain views to the rear aspect.

The property has been in the same family since 1973 and enjoys spacious well planned rooms full of charm and character surrounded by lovely landscaped gardens and grounds.

The accommodation comprises: Entrance porch, lovely reception hall, double aspect dining room with feature bay window and fireplace, good sized lounge with feature bay window with window seat, snug/study with an opening into the kitchen/breakfast room, the kitchen area has an AGA, double oven and electric hob and space and plumbing for a dishwasher, utility room with space and plumbing for a washing machine, utility/boot room with space for a dryer and also houses the hot water cylinder, and downstairs shower room.

To the first floor: good size landing, three double bedrooms all with ensuite shower rooms and a fourth bedroom and family bathroom. Original timber glazed windows with secondary double glazing.

Oil fired central heating with an external floor mounted boiler with separate hot water cylinder.

To the outside there is a gated driveway with plenty of gravelled parking with steps leading up to a lawned area with established trees. There is a superb side garden with herb garden and circular brick pathway, fountain, raised decked seating area and two garden rooms/stores and an area with timber gate and access to the front lane ideal for refuse and recycling storage. There is a large terrace patio situated at the front of the property overlooking the front garden and the lovely far reaching views. Several sets of steps provide access down to the good sized front garden which is mainly laid to lawn with established plants and trees.

- \* ATTRACTIVE DETACHED PERIOD PROPERTY
- \* SITUATED IN AN ELEVATED POSITION ENJOYING SUPERB VIEWS
- \* OCCUPIES A LARGE PLOT WITH LANDSCAPED GARDENS & GROUNDS
- \* BEAUTIFULLY PRESENTED THROUGHOUT
- \* EASY ACCESS TO LOVELY WALKS
- \* RETAINS SOME CHARMING PERIOD FEATURES
- \* FREEHOLD



4 Bedroom Detached Period Property

Hafod Y Coed  
Penmaen Park  
Llanfairfechan  
LL33 0RN

£795,000

Reference Number: FP7956  
22/2/2024

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 Road, right onto Penmaen Park, follow the road up, bear left onto Penmaen Park, follow the road round to the end where Hafod Y Coed can be found on the right.

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

Energy Efficiency Rating: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		





# Four Bedroom Detached Period Property Enjoying Superb Views

Porch
5' 11" x 4' 1"      1.80m x 1.24m
Hallway
35' 6" x 5' 11"    10.82m x 1.80m
Dining Room
13' 1" x 15' 7" into bay    3.99m x 4.75m
Lounge
19' 11" x 16' 5" into bay    6.07m x 5m
Snug
13' 9" x 9' 9"      4.19m x 2.97m
Kitchen/Breakfast Room
20' 3" x 11' 8"      6.17m x 3.55m
Utility Room
13' x 8' 1"        3.96m x 2.46m
Boot Room/Utility Room
8' 2" x 6' 9"       2.49m x 2.06m
Shower Room
9' 5" x 5' 7"       2.87m x 1.70m
Landing
30' 5" x 5' 11"     9.27m x 1.80m
Inner Landing
10' 5" x 3'        3.17m x 0.91m
Bedroom One
14' 2" x 10' 1"     4.31m x 3.07m
Ensuite
10' 3" max x 5' 10"    3.12m x 1.78m
Bedroom Two
13' 11" x 10' 2"     4.24m x 3.10m
Dressing Room
8' 1" x 5' 6"       2.46m x 1.67m
Bedroom Three
11' 3" x 14' 3"      3.43m x 4.34m
Ensuite
8' x 8' 1"        2.43m x 2.46m
Bedroom Four
13' 11" x 10' 8"     4.24m x 3.25m
Ensuite
10' max x 5' 8" max    3.05m x 1.72m
Bathroom
9' 5" x 5' 8"       2.87m x 1.72m
Garden Room One
13' 7" x 8' 1"       4.14m x 2.46m
Store Room
6' 11" x 3' 3"       2.11m x 0.99m
Garden Room Two
9' 2" x 5' 3"       2.79m x 1.60m
Potting Shed/Store Room
14' 7" x 6' 1"       4.44m x 1.85m



4 Bedroom Detached Period Property

Hafod Y Coed  
Penmaen Park  
Llanfairfechan  
LL33 0RN

£795,000

Reference Number: FP7956  
22/2/2024

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3 Lancaster Square,  
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