

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 travelling some distance to view the property.

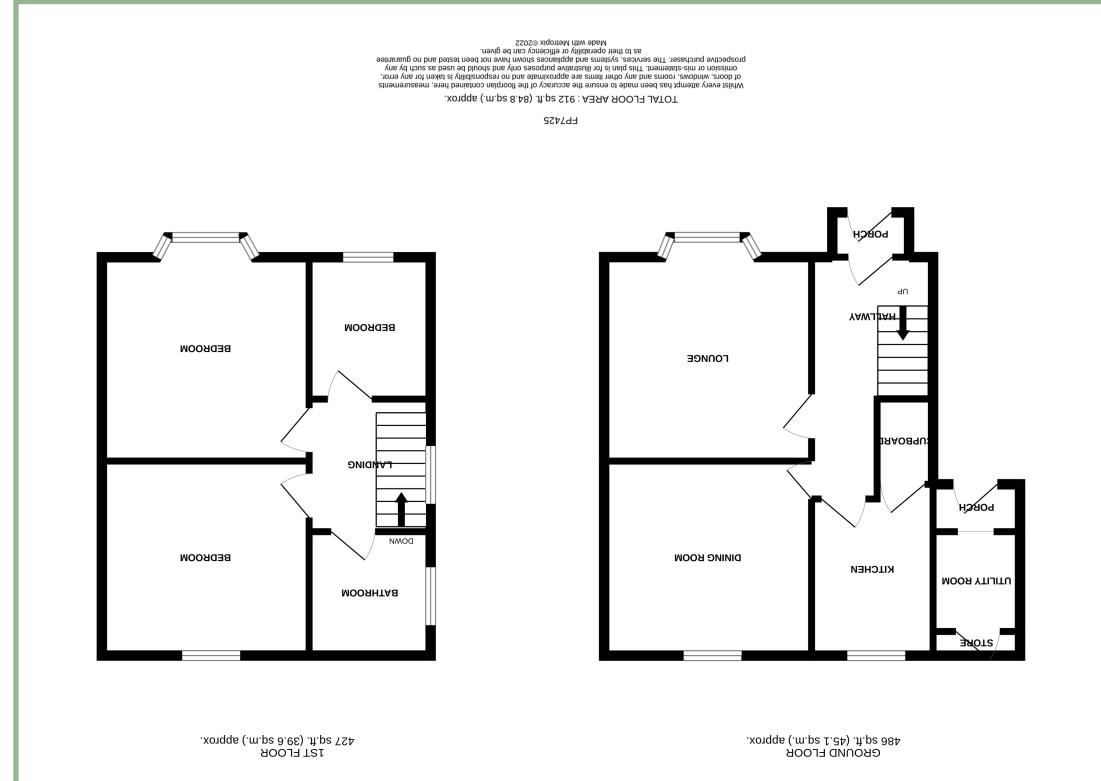
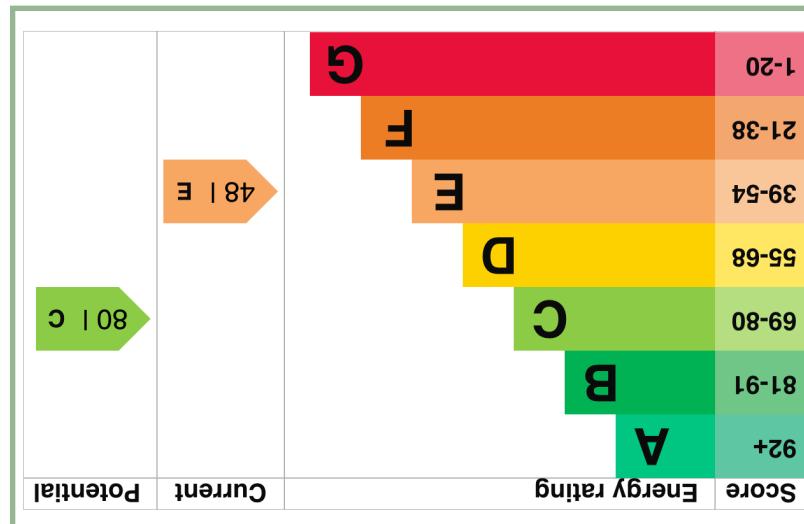
We strongly recommend that all the information within this brochure is verified by yourself or your advisers.

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 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 representations or warranties in relation to the property and we have no authority to do so on behalf of the seller.

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

F&P Fletcher Pool



# Three Bedroom Semi-Detached Home With Sea & Mountain Views

## Description

"Gwenallt" is situated in a small cul-de-sac, enjoying views of the mountains to the front aspect and sea and Puffin Island views to the rear aspect.

The property enjoys a good size rear garden and accommodation, which is in need of some refurbishment comprises: Entrance porch, hallway with original tiled floor, lounge with bay window, dining room, kitchen, side porch with access into a utility room and small store room. To the first floor: Landing, two double bedrooms, a single bedroom and bathroom. UPVC double glazing and gas fired Ideal central heating boiler.

Front garden with a feature flagged seating area. Pathway to side leading to a large lawned rear garden with rear foot gate.

- ✓ ENJOYS SEA, PUFFIN ISLAND & MOUNTAIN VIEWS
- ✓ SITUATED IN A CUL-DE-SAC LOCATION
- ✓ TRADITIONAL STYLE SEMI-DETACHED HOME WITH EXPOSED FLOOR BOARDS TO LOUNGE & DINING ROOM
- ✓ GOOD SIZE REAR GARDEN\
- ✓ NO CHAIN

## Porch

4' 5" x 2' 7" 1.34m x 0.78m

## Hallway



12' 10" x 6' 5" 3.91m x 1.95m

## Lounge



13' 6" x 11' 8" 4.11m x 3.55m

## Dining Room



12' x 11' 1" 3.66m x 3.38m

## Kitchen

8' 9" x 6' 11" 2.66m x 2.11m



## Rear Porch

4' 11" x 2' 8" 1.50m x 0.80m

## Utility Room

5' 8" x 5' 1.72m x 1.52m

## Landing

8' 8" x 6' 11" 2.64m x 2.11m

## Bedroom One



14' x 11' 3" 4.26m x 3.43m

## Bedroom Two



11' 1" x 11' 11" 3.38m x 3.63m

## Bedroom Three

8' 1" x 7' 2.46m x 2.13m

## Bathroom

6' 11" x 6' 11" 2.11m x 2.11m

## Location

Situated close to the centre of the village of Penmaenmawr with its range of shops, primary school 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 towards the village, turn left onto Church Road, left onto Cemlyn Park, immediately left into the cul-de-sac.

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

Energy Efficiency Rating: TBC

## 3 Bedroom Semi-Detached House

**GWENALLT  
CEMLYM PARK  
PENMAENMAWR  
CONWY  
LL34 6BW**

## NO CHAIN

**£239,000  
REDUCED FROM £245,000**

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)

