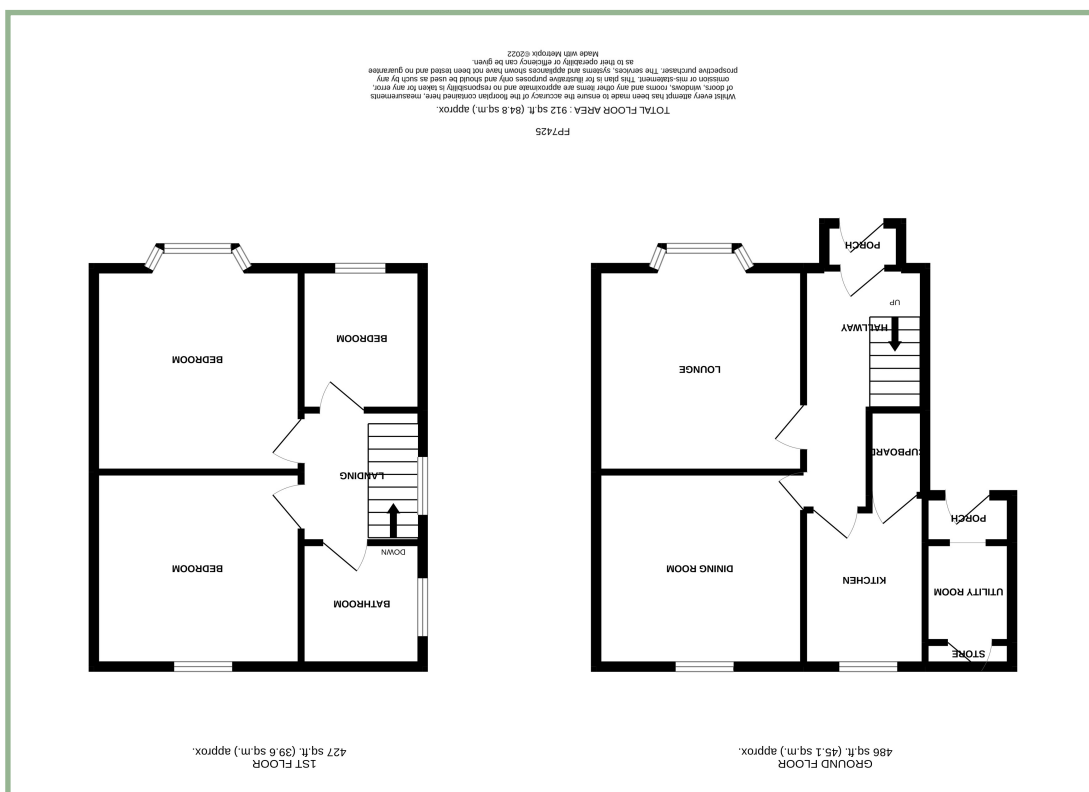


www.fletcherpoole.com



Fletcher & Poole



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



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)
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
web: www.fletcherpoole.com

