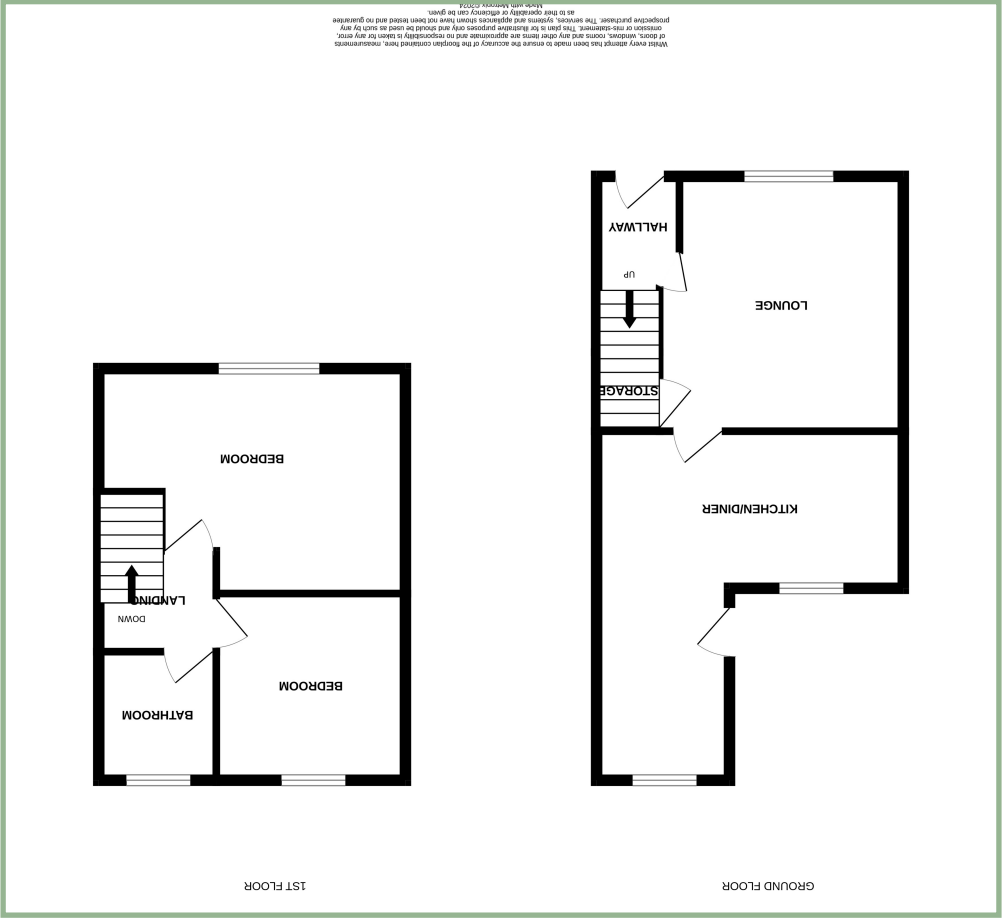


Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	70 C	
81-91	B		89 B
92+	A		



Well Presented Two Bedroom Mid Terrace Cottage

Description

A well presented two bedroom mid terrace cottage enjoying views of the mountains and glimpses of the sea and Puffin Island. The property is situated close to the centre of the village, allowing for easy access to the local amenities, train station, primary school and beach and mountain walks. The accommodation comprises: hallway, lounge with gas fire and understairs storage cupboard, kitchen/diner with electric hob, space and plumbing for a washing machine and door leading out into the garden. To the first floor: landing, a double bedroom, a single bedroom and a three piece bathroom with over the bath shower. UPVC double glazing (apart from the bathroom and second bedroom) and gas fired central heating system. To the front there is a low maintenance garden. To the rear there is a beautiful sunny garden where the views of the mountains can be enjoyed. There is a paved patio area, an array of well established fruit plants, bushes and flowers, a timber shed and rear gated access.

- ✓ TWO BEDROOM MID TERRACE COTTAGE
- ✓ ENJOYS VIEWS OF THE MOUNTAIN AND GLIMPSES OF THE SEA AND PUFFIN ISLAND
- ✓ SITUATED CLOSE TO THE CENTRE OF THE VILLAGE
- ✓ BEAUTIFUL REAR GARDEN
- ✓ FREEHOLD

Hallway

5' 8" x 4' 3" 1.72m x 1.29m

Lounge

13' 1" x 11' 6" 3.99m x 3.50m



Kitchen / Diner

17' 11" Max x 13' 10" 5.46m Max x 4.21m



Landing

5' 4" x 6' 9" 1.62m x 2.06m

Bedroom One

14' 6" Max x 10' 4" Max 4.42m Max x 3.15m Max



Bedroom Two

9' 2" x 7' 4" 2.79m x 2.23m

Bathroom

6' 1" x 6' 7" 1.85m x 2.00m



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 into the village and continue on at the traffic lights. Turn left onto Gilfach Road, continue onto Cwm Road and turn left onto Seiriol Road. Follow the road to the bottom and turn right. Follow the round around where number 3 can be found on the right.

Council Tax Band: B (provided on www.voa.gov.uk)

Energy Efficiency Rating: C

2 Bedroom
Mid Terrace Cottage

3 GILFACH ROAD
PENMAENMAWR
CONWY
LL34 6HW

£159,950
REDUCED FROM £165,000

Reference Number: FP8096
22/7/2024

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
fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

