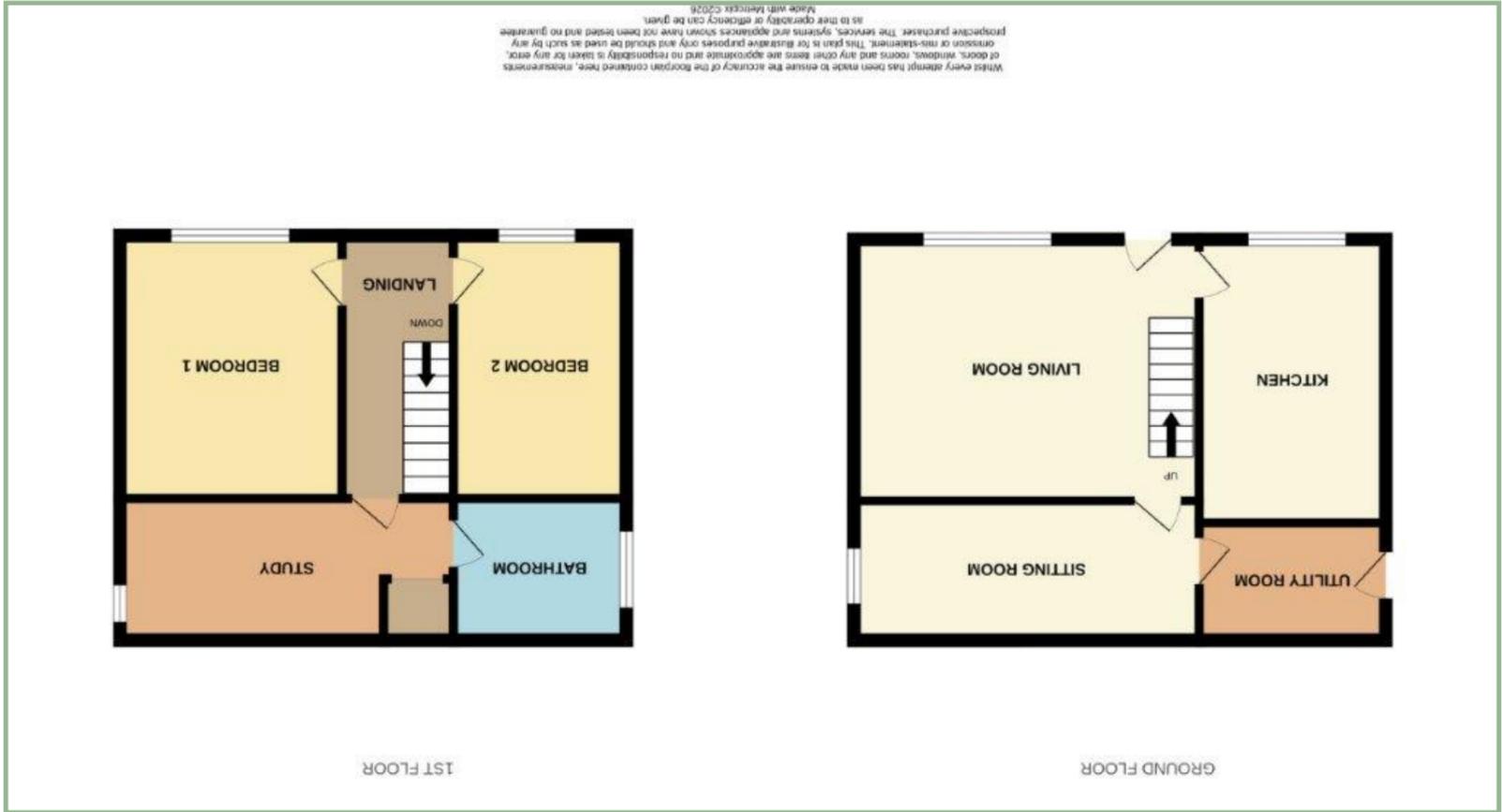


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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.

www.fletcherpoole.com

Fletcher & Poole



Bryn Berllan
 Bryn Road
 Llanfairfechan
 LL33 0SB

QUAINT & DELIGHTFUL TWO/THREE BEDROOM STONE BUILT PERIOD DETACHED PROPERTY IN NEED OF REFURBISHMENT SET IN TRANQUIL LOCATION

Description

Occupying a pleasant position in the sought-after coastal village of Llanfairfechan, this quaint and versatile two/three-bedroom period detached home offers an exciting opportunity for those seeking a character property with scope for improvement. Situated in a tranquil setting yet conveniently located close to local amenities, the property enjoys a peaceful outlook with a generous garden to the front running close to the river.

The accommodation is flexible in layout and currently offers two to three bedrooms, making it well suited to a variety of buyers including those looking to create a charming family home, holiday retreat, or investment project. The property retains a traditional feel and presents excellent potential for modernisation and personalisation.

Externally, the property benefits from a substantial garden to the front which provides a wonderful outdoor space with a pleasant riverside aspect. The setting combines a sense of seclusion with easy access to the village centre, shops, services, and the scenic North Wales coastline.

Offered for sale with no onward chain, this unique period home represents an ideal project for buyers wishing to restore and enhance a characterful property in a desirable village location. Early viewing is recommended to appreciate the potential and setting on offer.

- ✓ QUAINT PERIOD DETACHED HOME FULL OF CHARACTER
- ✓ VERSATILE TWO/THREE BEDROOM ACCOMMODATION
- ✓ EXCELLENT RENOVATION/MODERNISATION PROJECT
- ✓ LARGE FRONT GARDEN WITH PLEASANT RIVERSIDE SETTING
- ✓ LOCATED IN A TRANQUIL YET CONVENIENT POSITION
- ✓ WITHIN EASY REACH OF LOCAL SHOPS, SERVICES AND AMENITIES IN LLANFAIRFECHAN
- ✓ NO ONWARD CHAIN
- ✓ VIEWING RECOMMENDED TO APPRECIATE POTENTIAL
- ✓ PARKING FOR THIS PROPERTY IS ON THE ROAD (BRYN ROAD)

Living Room (with gas fire)

14' 11" x 11' 4" 4.54m x 3.45m



Kitchen

12' 3" x 7' 4" 3.73m x 2.23m



Sitting Room

13' 6" x 8' 1" 4.11m x 2.46m

Utility Room

8' 1" x 5' 1" 2.46m x 1.55m

Landing

Bedroom One

11' 6" x 9' 7" 3.50m x 2.92m



Bedroom Two

11' 5" x 7' 10" 3.48m x 2.39m



Snug/Office

13' 6" x 6' 3" 4.11m x 1.90m

Bathroom

8' 1" x 5' 1" 2.46m x 1.55m



Location

Bryn Berllan f 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. At Puffin Roundabout take the 2nd exit and stay on the A55 then at the next roundabout take the first exit on to Penmaemawr Road, turn left onto Village Road, then turn left onto Bryn Road. Park on Bryn, on foot proceed down the hill, under the arch where pedestrian access is to the property.

Council Tax Band: C (provided on www.voa.gov.uk)
Energy Efficiency Rating: TBC
Tenure: Freehold

2 Bedroom Detached Property

Bryn Berllan
Bryn Road
Llanfairfechan
LL33 0SB
NO CHAIN
OFFERS IN THE REGION OF
£150,000

Reference Number: FP8547
12/3/2026

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

