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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 officer 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 enduines. We will also confirm that the property remains available. This is particularly important if you are confemplating traveling some distance to view the property.

FIVE BEDROOM DETACHED FAMILY HOME

Description

A spacious five bedroom detached family home situated close to the promenade and within minutes walk to the centre of the village which has an array of shops, cafes and primary school.

The versatile accommodation comprises: Hallway with built in storage cupboards, Open plan lounge/diner with log burning stove with timber lintel above, access into the modern kitchen with space for a range, fridge/freezer and dishwasher, bedroom with built in wardrobes and sliding patio doors onto the rear garden, a second double bedroom and modern family bathroom.

To the first floor: Good size landing which would make an ideal sitting/study area, built in cupboard and two double bedrooms and a single bedroom.

UPVC double glazing and Worcester gas fired central heating (boiler is one year old).

To the outside there is a gated driveway laid to block paving with parking for several vehicles, a lawned front garden and a low maintenance rear garden with paved seating area and timber store.

- √ GOOD SIZE FIVE BEDROOM FAMILY HOME
- ✓ ENJOYS MOUNTAIN VIEWS AND A GLIMPSE OF THE SEA
- ✓ SITUATED CLOSE TO THE PROMENADE, VILLAGE CENTRE AND PRIMARY SCHOOL
- ✓ WELL PLANNED AND VERSATILE ACCOMMODATION
- √ GOOD SIZE GARAGE
- ✓ FREEHOLD

Hallway

14' 8" x 10' 1" 4.47m x 3.07m

W.C

6′ 2″ x 2′ 11″ 1.87m x 0.88m

Kitchen

11' 6" x 9' 7" 3.50m x 2.97m



Lounge/Diner

22′ 7″ x 10′ 5″ 6.89m x 3.17m



Bedroom One

14' 1" x 8' 2" 4.29m x 2.49m



Bedroom Two

12' 3" x 10' 11" 3.73m x 3.32m



Bathroom

6′ 2″ x 6′ 6″ 1.87m x 1.98m



Landing

14' 9" x 10' 6" 4.49m x 3.20m

Bedroom Three

18' 7" x 10' 11" 5.67m x 3.32m



Bedroom Four

17' 4" max x 10' 6" 5.28m x 3.20m

Bedroom Five

14' 8" x 6' 1" plus recess 4.47m x 1.85m

Location

Parc Menai 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. Turn right at the traffic lights, proceed down the road for a short distance, turn right onto Park Crescent, right again and left onto Park Menai where number 12 can be found on the right.

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

5 Bedroom Detached Home

12 Parc Menai Llanfairfechan LL33 0AY

£329,500

Reference Number: FP8521 12/12/2025

Fletcher & Poole, 3 Lancaster Square, Conwy, 1132 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









