



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, 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

