

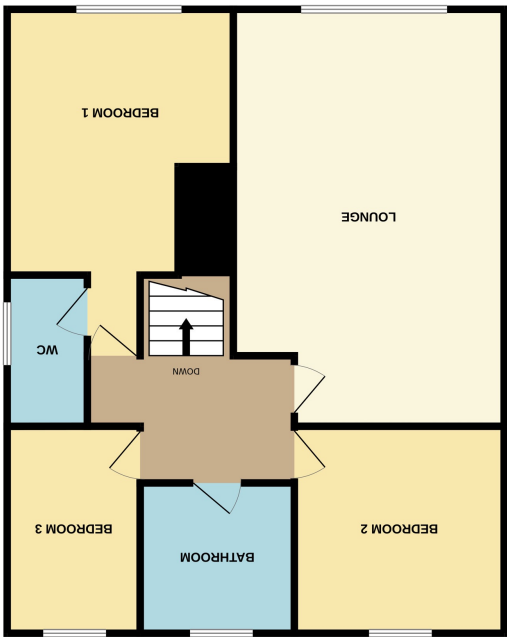
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Fletcher & Poole  
DIAMOND COLLECTION

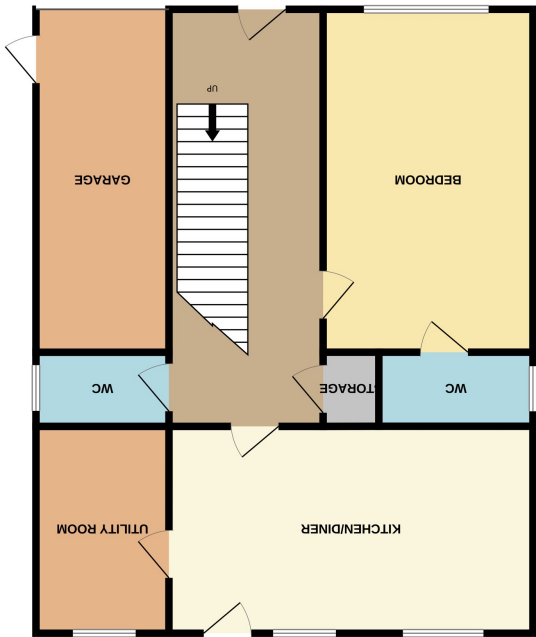


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR



GROUND FLOOR





# Immaculately Presented Four Bedroom Family Home

## Description

Deepdale is an immaculately presented executive style family home located set in popular residential area.

The accommodation briefly affords, kitchen/diner, utility room, WC, Four double bedrooms two with en-suite, family bathroom and expansive lounge enjoying views.

The property benefits from UPVC double glazing , four bathrooms, mains gas fired central heating, modern fitted kitchen with integrated appliances, modern fitted bathrooms and close proximity to, local shops, A55 expressway, schools and transport links.

An opportunity to own an exceptional property that occupies an impressive plot with ample off road off parking for multiple vehicles to front and a large rear garden mostly paved with a wide variety of plants and established shrubs.

Deepdale commands an impressive plot with hardstanding to front offering ample off-road parking for multiple vehicles and providing access to garage.

To rear large rear garden mostly paved with a wide variety of plants and established shrubs.

Viewing highly recommended by the agent.

- \* AN IMMACULATLY PRESENTED FOUR BEDROOM FAMILY HOME
- \* LOCATED ON OUTSKIRTS OF VILLAGE SETTING
- \* MODERN FITTED KITCHEN AND BATHROOMS
- \* SPACIOUS LIVING OVER TWO FLOORS
- \* WELL PRESENTED GARDENS TO REAR
- \* AMPLE OFF-ROAD PARKING FOR MULTIPLE VEHICLES
- \* INTEGRAL GARAGE WITH UP AND OVER DOOR, POWER AND LIGHT CONNECTED
- \* FREEHOLD TENURE
- \* NO CHAIN



4 Bedroom Detached Home

Deepdale  
Penmaenmawr Road  
Llanfairfechan  
LL33 0PA

**£450,000**  
**REDUCED FROM £510,000**  
Reference Number: FP8172  
10/10/2024

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  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



Location

Deepdale 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. Proceed into the village where Deepdale can be found on the left before the traffic lights.

Council Tax Band: E (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: B

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





# Immaculately Presented Four Bedroom Family Home

## Kitchen/Diner

19' 7" x 10' 10"    5.97m x 3.30m



## Utility Room

10' 10" x 7' 1"    3.30m x 3.21m



## W.C

9' 1" x 4' 7"    2.77m x 1.40m

## Ground Floor Bedroom (Four)

18' 5" x 11'    5.62m x 3.35m



## Lounge

22' 7" x 14' 2"    6.89m x 4.31m



## Bedroom One

13' 11" x 12' 5"    4.24m x 3.78m



## Bedroom Two

11' 5" x 10' 10"    3.48m x 3.30m



## Bedroom Three

10' 10" x 9' 2"    3.30m x 2.97m



## Family Bathroom

7' 6" x 5' 8"    2.28m x 1.72m

## 4 Bedroom Detached Home

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