



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	17 G	



DELIGHTFUL THREE BEDROOM COTTAGE IN MOST POPULAR & CONVENIENT RESIDENTIAL LOCATION WITH NO ONWARD CHAIN

Description

This three double bedroom cottage style semi detached home is an ideal retreat, situated in a most popular and convenient residential location, close to local amenities and yet on the doorstep of access to the coast, Chester/Manchester and beyond! Offered for sale with NO CHAIN early viewing is strongly recommended.

The accommodation in brief comprises, entrance area with glazed front door opening to, the living room, with stairs to the first floor, window to the front, carpeted flooring, understairs storage, feature multi fuel burning stove set within inglenook fireplace, tiled hearth, and surround. The kitchen-diner has a window to the front, tiled flooring, modern wall, and base level units with complimentary work tops with tiled splash back returns, integrated oven, electric hob, extractor, stainless steel sink, drainer, and mixer tap. Bedroom three is on the ground floor with window to the side, carpeted floor, radiator. The cloakroom off bedroom three is fitted with a two-piece white suite comprising wall mounted sink and low-level WC with tiled flooring. The landing has a window to the rear, stairs with spindles and banister, fitted airing cupboard, and carpeted flooring. Bedroom one has an entrance area with step down, window to the front aspect, and carpeted flooring. Bedroom two has a window to the front and carpeted flooring. The bathroom is fitted with a three-piece matching white suite comprising, panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled flooring.

The property has its own garden area with stone borders, seating area and astroturf area, steps lead to the driveway providing off road parking, there is also an area to store the waste bins and an outdoor storage room. The property is UPVC double glazed throughout.

- ✓ COTTAGE STYLE SEMI DETACHED
- ✓ THREE BEDROOMS
- ✓ WELL PLANNED ACCOMMODATION
- ✓ KITCHEN/DINER
- ✓ DRIVEWAY AND GARDEN
- ✓ NO CHAIN

Lounge

13' 2" x 12' 4" 4.01m x 3.76m



Kitchen/Diner

9' 5" x 7' 10" 2.87m x 2.39m



Bedroom Three

9' x 7' 10" 2.74m x 2.39m

Bedroom One

13' 1" x 12' 6" 3.99m x 3.81m



Bedroom Two

10' 3" x 6' 1" 3.12m x 1.85m



Bathroom



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 along Conwy Road towards the village, turn left onto Church Road, then first left, where the property is located on the right hand side.

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

3 Bedroom Semi Detached Home

Bryn Melyn Cottage
Conway Road
Penmaenmawr
LL34 6BL

£240,000

Reference Number: FP8299
24/3/2025

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:

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