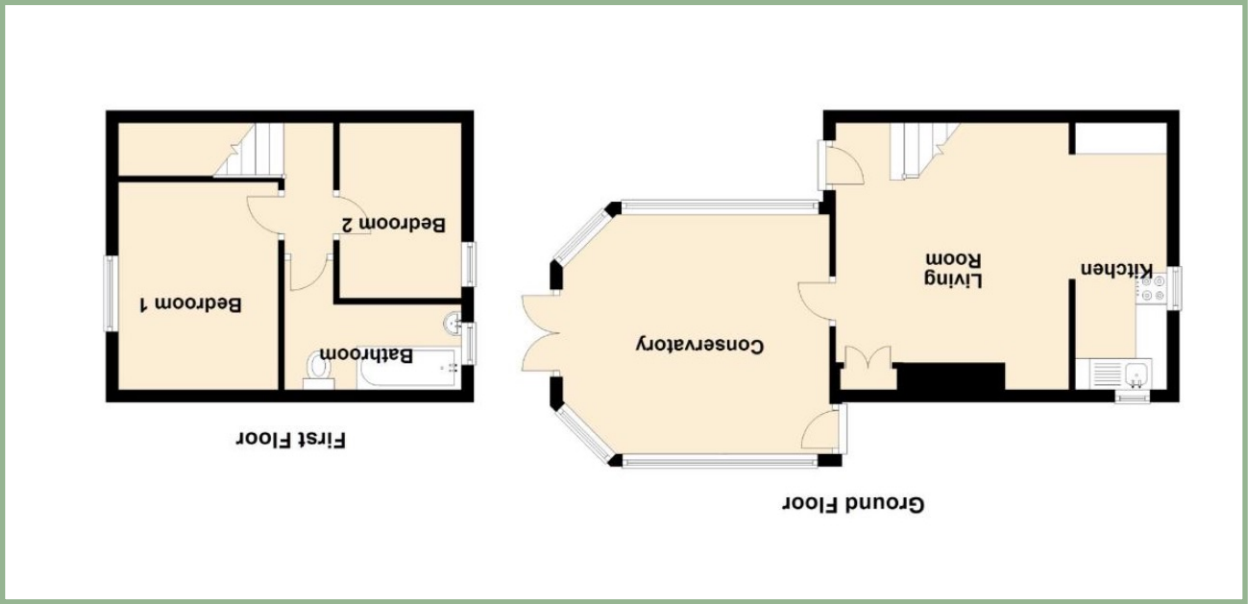


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



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



Well Presented Two Bedroom Semi Detached Cottage

Description

A well-presented two-bedroom cottage with character features situated in sought after residential area. The property benefits from UPVC double glazing windows and conservatory, gas fired central heating, views of the mountains and sea and has an ample driveway for off road parking for 2/3 cars.

The property briefly comprises, entrance into the conservatory, lounge with wooden beams, fireplace and wood burning stove, kitchen with wooden beams, two bedrooms and upstairs bathroom with bath and shower above.

The garden is large with trees and well stocked flower borders, grassed lawn area, fruit and vegetable garden, seating areas and octagonal greenhouse.

The property is situated in a popular area of Penmaenmawr convenient for local amenities and with easy access to the A55 or bus and train routes.

Viewing recommended by the agent.

- ✓ A WELL PRESENTED TWO BEDROOM SEMI-DETACHED STONE COTTAGE
- ✓ SITUATED IN POPULAR & CONVENIENT AREA
- ✓ FAR REACHING VIEWS OF MOUNTAINS AND SEA
- ✓ AMPLE OFF-ROAD PARKING
- ✓ LARGE WELL STOCKED GARDEN
- ✓ MODERN FITTED KITCHEN AND BATHROOM
- ✓ FREEHOLD TENURE

Lounge

14' 10" x 12' 2" 4.52m x 3.71m



Kitchen

12' 11" x 4' 10" 3.94m x 1.47m



Bedroom One

11' 5" x 8' 4" 3.48m x 2.54m



Bedroom Two

9' 2" x 8' 4" 2.79m x 2.54m



Bathroom

9' 3" x 4' 5" 2.82m x 1.34m



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 into the village and continue on at the traffic lights. Turn left onto Gilfach Road, continue onto Cwm Road and turn left onto Seiriol Road. Follow the road to the bottom and turn right.

Council Tax Band: B (provided on www.voa.gov.uk)
Energy Efficiency Rating: D
Addition to the Energy efficiency rating: Since this was completed there has been a new UPVC conservatory, UPVC windows and Worcester boiler installed.
Tenure: Freehold

2 Bedroom Semi Detached Cottage

May Cottage
6 Gilfach Road
Penmaenmawr
LL34 6HW

£185,000

Reference Number: FP8292
18/3/2025

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:

tel: 01492 583100
fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

