



IMMACULATLY PRESENTED & COMPLETELY REFURBISHED, MODERN,
THREE BEDROOM TERRACE WITH ATTIC ROOM & VIEWS

Description

This three-bedroom middle terrace has been completely refurbished throughout and offers most spacious, modern, family accommodation throughout with the added bonus of a spacious loft room with en-suite bath and walk in wardrobe and sea views plus views of Yns Mon and Llandudno/The Great Orme.

In brief the accommodation comprises, Entrance hallway with understairs storage, spacious living room to front with bay style window, the rear reception room is a true family room with fitted kitchen, breakfast bar island and more than ample space for dining and seating, plus double doors leading to the rear, where two spacious brick-built outhouse storage buildings can be found. To the upper floor there is a landing area with doors to all first-floor rooms, including three well proportioned bedrooms, two of which being doubles, the third bedroom has a staircase leading to the attic master bedroom, which has stunning sea views along with far reaching views of Ynes Mon and The Great Orme, this room benefits from having a walk in wardrobe and open curved bath.

The property is newly double glazed throughout and is heated via a gas combination boiler, replastered, and redecorated throughout the kitchen is new and modern with an island seating and sink, the shower room is modern and less than 12 months old as is the bath to the master bedroom. The property comes with parking for two vehicles and also has gardens to both the front and rear, the front being split level with seated decking area.

- ✓ THREE/FOUR BEDROOM MIDDLE TERRACE
- ✓ MODERN SHOWER ROOM
- ✓ SPACIOUS OPEN PLAN FAMILY ROOM & KITCHEN
- ✓ GARDENS FRONT & REAR
- ✓ PARKING FOR TWO VEHICLES
- ✓ IMMACULATE & RECENTLY REFURBISHED THROUGHOUT

Entrance Hallway

13' x 6' 3.96m x 1.82m

Living Room

11' 6" x 13' 5" 3.50m x 4.09m



Family Room & Kitchen

12' 9" x 19' 11' 3.88m x 6.07m



Bedroom One

11' 4" x 11' 3" 3.45m x 3.43m

Bedroom Two

11' 1" x 10' 3" 3.38m x 3.12m



Bedroom Three

8' 4" x 8' 2" 2.54m x 2.49m

Shower Room

8' 5" x 5' 6" 2.56m x 1.67m

Attic / Master Bedroom

15' 5" x 9' 9" 4.70m x 2.97m



Location

Situated in the village of Penmaenmawr with its range of shops, primary school, medical centre 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 through the village and continue for a short distance turning left on to Fernbrook Road the first right on to Y Berllan where the property is located on the right.

Council Tax Band: C (provided on www.voa.gov.uk)

Energy Efficiency Rating: TBC

3 Bedroom House

6 Y BERLLAN
PENMAENMAWR
CONWY
LL34 6HR

£220,000

Reference Number: FP8214
22/11/2024

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:

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email: conwy@fletcherpoole.com
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