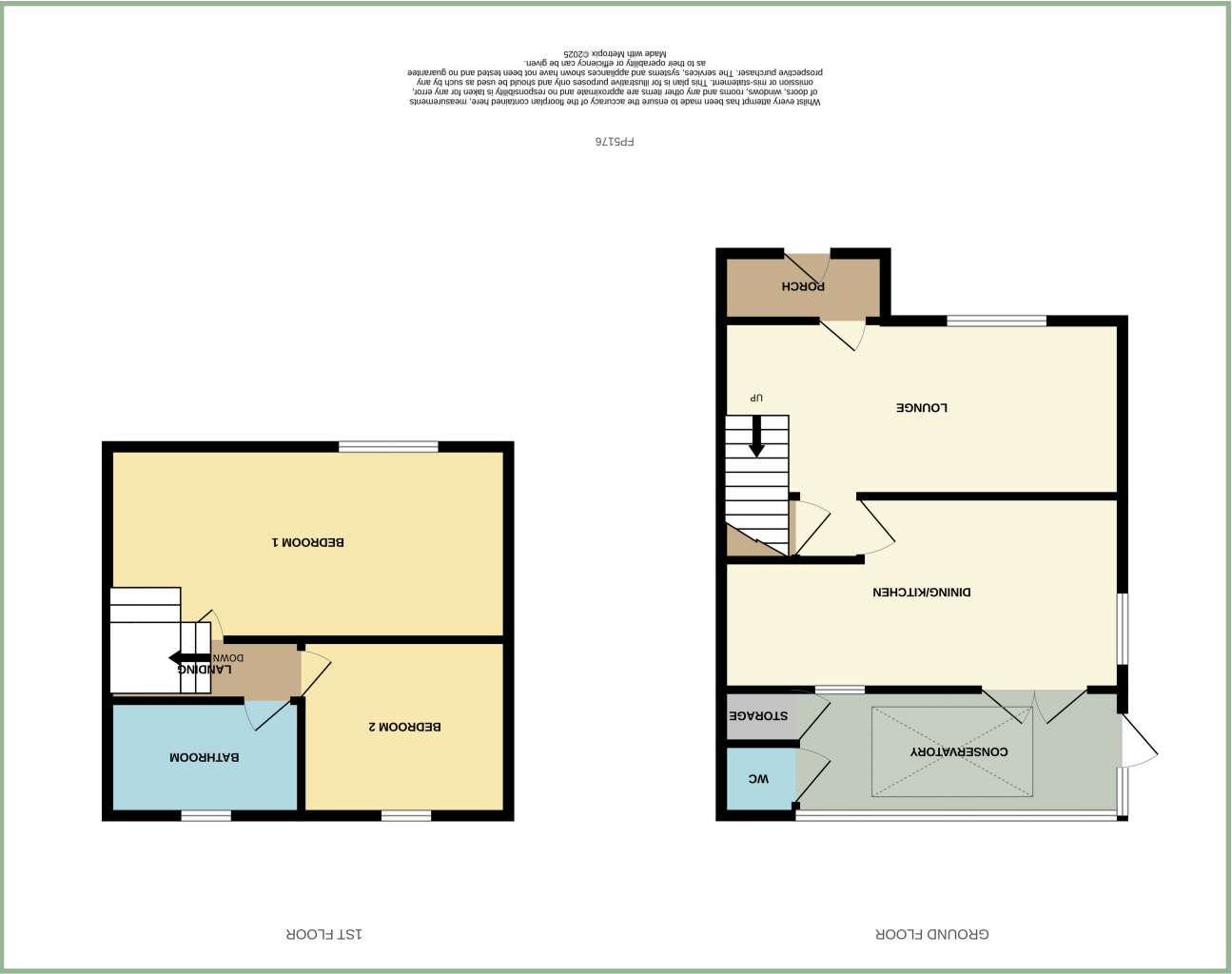


www.fletcherpoole.com

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. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



A WELL PRESENTED TWO BEDROOM SEMI-DETACHED HOME SITUATED IN QUIET CUL-DE-SAC SETTING

Description

A spacious well-presented two-bedroom home situated in quiet cul-de-sac setting on outskirts of Penmaenmawr. Benefitting from UPVC double glazing, mains gas fire central heating, allocated parking and garage 8 Red Gables is an ideal first time buy. Offering close proximity to all local amenities, transport links, shops and A55 expressway. The accommodation briefly affords, entrance porch, lounge, dining kitchen, conservatory with cupboard space for washer/dryer and cloakroom with WC. To the first floor: landing, two double bedrooms, one with built in wardrobes and a three piece bathroom with a shower over the bath.

- ✓ A WELL PRESENTED TWO BEDROOM SEMI-DETACHED HOME
- ✓ SITUATED IN QUIET CUL-DE-SAC SETTING
- ✓ OCCUPIES A SLIGHTLY ELEVATED PLOT
- ✓ FREEHOLD TENURE
- ✓ GARAGE AND GARDEN TO SIDE ELEVATION
- ✓ ALLOCATED PARKING SPACES
- ✓ MODERN FITTED KITCHEN AND BATHROOM

Living Room

15' 3" x 8' 8" 4.65m x 2.64m



Kitchen/Diner

16' 10" x 8' 7" 5.13m x 2.61m



Conservatory

13' 11" x 10' 10" with W.C & Storage 4.24m x 3.30m



Landing

Bedroom One

8' 9" x 13' 2.66m x 3.96m



Bedroom Two

9' 5" x 8' 8" 2.87m x 2.64m



Bathroom

8' 5" x 5' 5" 2.56m x 1.65m



Location

Situated on the outskirts of 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 onto Bangor Road, continue along this road, after passing Brookes Tarpaulins take the next right onto St. John's Park East and proceed down the hill where Red Gables can be found on the right.

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

2 Bedroom Semi Detached Home

8 Red Gables
Penmaenmawr
LL34 6JA

£185,000

Reference Number: FP8375
28/5/2025

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

