

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



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.



[www.fletcherpoole.com](http://www.fletcherpoole.com)





SIX BEDROOM VICTORIAN CHARACTER HOME WITH SUPERB UNINTERRUPTED SEA VIEWS TOWARDS ANGLESEY

Description

A striking six-bedroom Victorian townhouse with superb uninterrupted sea views. While the property has undergone extensive and tasteful modernisation by the current owners, it continues to showcase a wealth of its original charm and period character.

Noteworthy interior features include solid light oak flooring throughout several principal rooms, elegant and decorative fireplaces —most notably a wood-burning stove in the dining room—along with wide bay windows that flood the interior with natural light and provide far-reaching views.

Further traditional details such as dado rails, intricately turned spindle balustrades to the staircase, and high ceilings adorned with ornate coving all contribute to the home’s timeless appeal.

The main residence is constructed of a combination of stone and brick, with rendered and painted elevations beneath a pitched slate roof, enhancing both its durability and classic aesthetic.

In addition, the detached garage is built from concrete block, also finished with rendered and painted elevations and topped with a pitched slate roof, providing both practicality and visual continuity with the main house.

- \* SIX BEDROOM VICTORIAN CHARACTER HOME
- \* SUPERB UNINTERRUPTED SEA VIEWS TOWARDS ANGLESEY
- \* PARTLY MODERNISED BY CURRENT OWNER
- \* GARAGE AND COURTYARD TO REAR
- \* DIRECT ACCESS TO PROMENADE AND BEACHFRONT
- \* NO-ONWARD CHAIN
- \* FREEHOLD TENURE



6 Bedroom Townhouse

Llanfaes  
Promenade  
Llanfairfechan  
LL33 0BU

£460,000

Reference Number: FP8361  
15/5/2025

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



Location

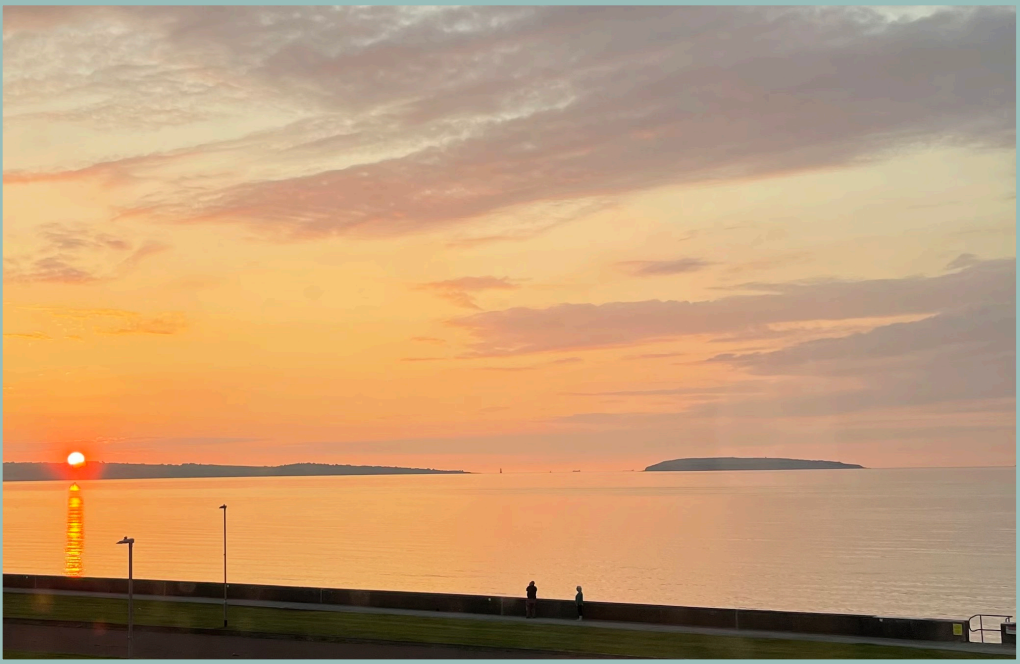
Llanfaes is located close to the centre of the village of Llanfairfechan, which benefits from a range of local shops, medical centre, library, beautiful sandy beach and nine hole golf course. It is approximately 7 miles from the walled town of Conwy and 8 miles from the University of Bangor.

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 and turn right at the traffic lights. Follow the road to the bottom where it bears right and the property and be found on the right.

Council Tax Band: F (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Tenure: Freehold  
Energy Efficiency Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
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SIX BEDROOM VICTORIAN CHARACTER HOME WITH SUPERB UNINTERRUPTED SEA VIEWS TOWARDS ANGLESEY

GROUND FLOOR

Reception Vestibule  
4' 9" x 4' 3"     1.46m x 1.28m

Hallway  
22' 4" x 6' 3" max   6.80m x 1.90m

Dining Room  
16' 9" max x 13' 8"     5.12m x 4.16m

Rear Bedroom One  
12' 2" x 11' 3"     3.70m x 3.42m

Kitchen  
11' 3" x 8' 9"     3.44m x 2.66m

Shower Room  
7' 6" x 5' 2"     2.28m x 1.56m

LOWER GROUND FLOOR

Hallway  
17' 3" x 5' 10"     5.28m x 1.80m

Front Hall  
9' 6" x 3' 10"     2.92m x 1.18m

Day Room  
16' 3" max x 13' 3" max     4.98m x 4.04m

Rear Bedroom Two  
10' 9" x 10' 5"     3.28m x 3.16m

Sitting Room  
15' 6" x 9' 3"     4.74m x 2.82m

FIRST FLOOR

Bath/Shower Room  
16' 3" x 10' 4"     5m x 3.12m

Lounge  
19' 1" x 16' 8"     5.82m x 5.08m

Rear Bedroom Three  
12' 3" x 10' 10"     3.74m x 3.30m

SECOND FLOOR

Front Bedroom Four  
16' 10" x 13' 5" max     5.12m x 4.06m

Rear Bedroom Five  
11' 3" x 11'     3.42m x 3.34m

Rear Bedroom Six  
10' 3" x 8' 6"     3.10m x 2.60m

W.C  
6' 6" x 6' 4"     2m x 1.94m

Attic Hobbies Room  
18' x 11' 4"     5.47m x 3.44m

Detached Single Garage  
21' 8" x 15' 3"     6.60m x 4.64m



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