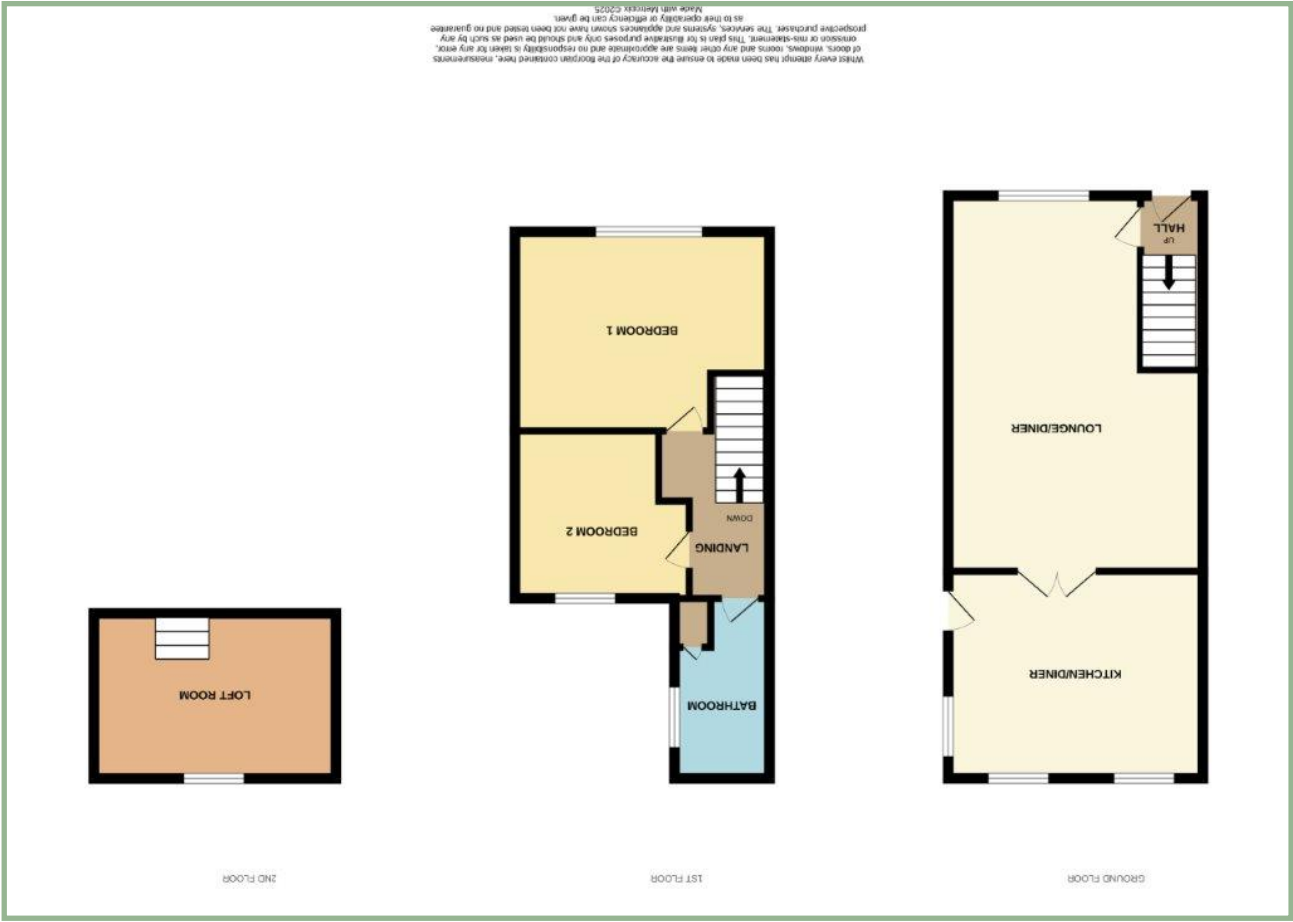




Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



SPACIOUS AND WELL PLANNED TWO DOUBLE BEDROOM ELEVATED SEMI DETACHED WITH LOFT ROOM AND STUNNING SEA VIEWS OFFERED FOR SALE WITH NO CHAIN!

Description

This elevated semi-detached property offers scenic sea views and is situated in a most popular and convenient residential location, close to all amenities, benefitting two double bedrooms plus loft room and offered for sale with NO CHAIN, viewing is essential to appreciate the size and location of the property. The accommodation in brief comprises, entrance hall with glazed front door and carpet stairs. The living room is open plan to the dining room and has carpet floor, window to the front, radiator, understairs storage cupboard, and feature fireplace with surround mantle and hearth. The kitchen/diner offers windows to three sides and a glazed door to the rear, vinyl floor, wall and base units with complimentary work tops and returns, fitted extractor hood, stainless steel sink, drainer and mixer tap. The first-floor landing is carpeted, with loft hatch and drop-down ladder. Bedroom one is a double room with window to the front providing sea views, radiator, and carpet floor. Bedroom two a second double with window to the rear, radiator, and carpet floor. The bathroom is a wet room and fitted with a three-piece suite comprising shower, pedestal wash hand basin, and low-level WC. There is a window to the side, chrome heated towel rail and storage cupboard housing the combination boiler. The loft room has a Velux window, radiator, and carpet floor. The property benefits from gas central heating via a combination boiler that also provides the hot water, double glazing throughout and gardens to the front, side and rear, which are mainly paved and lawn with mature plant, shrub and hedge borders, walled and fenced/gated boundaries.

- ✓ ELEVATED SEMI DETACHED
- ✓ TWO DOUBLE BEDROOMS
- ✓ ADDITIONAL LOFT ROOM
- ✓ OPEN PLAN LIVING/DINING PLUS KITCHEN/DINER
- ✓ GARDENS FRONT, SIDE AND REAR
- ✓ NO CHAIN

Hallway

Living Room/Dining Room

20’ 8” x 14’ 6.30m x 4.26m



Kitchen

14’ x 9’ 10” 4.26m x 3m



Landing

Bedroom One

14’ x 11’ 4.26m x 3.35m



Bedroom Two

9’ 3” x 8’ 2.82m x 2.43m

Shower Room

9’ 11” x 4’ 11” 3.02m x 1.50m



Loft Room

13’ 4” x 9’ 1” 4.06m x 2.77m



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 then left onto Chapel Street, bear left and Bro Dawel can be found on the right.

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

2 Bedroom Semi
Detached Home

Bro Dawel
Rock Villa Road
Penmaenmawr
LL34 6PE

NO CHAIN
£174,950
REDUCED FROM £179,950

Reference Number: FP8377
4/6/2025
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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fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

