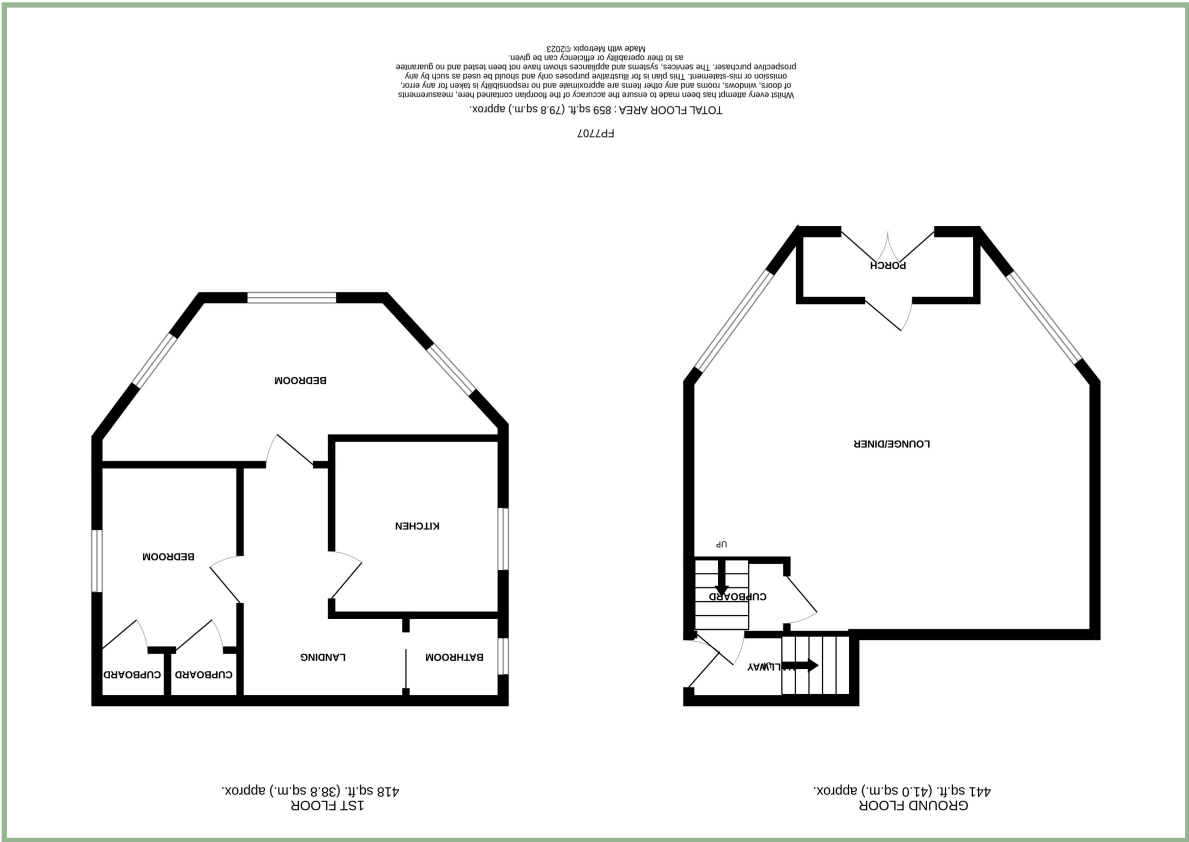


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 1-20 | G | 50 E | 85 B |
| 21-38 | F | | |
| 39-54 | E | | |
| 55-68 | D | | |
| 69-80 | C | 85 B | 85 B |
| 81-91 | B | | |
| 92+ | A | | |



Two Bedroom Semi-Detached Cottage In Central Village Location

Description

A quirky two bedroom semi-detached granite cottage situated in the heart of the village, enjoying partial mountain views.

The property is located for easy access to the shops, cafe and restaurants, the superb sandy beach, lovely mountain walks and the A55.

The accommodation comprises: Entrance porch leading into the double aspect, good size, open plan lounge/diner which has an exposed feature stone wall, log burner and under-stairs storage cupboard. A small staircase leads to a small inner hall area with external side door and the stairs to the first floor accommodation: Landing, kitchen with space and plumbing for a washing machine, electric oven and hob and fridge/freezer. Triple aspect master bedroom, second bedroom with two built in storage cupboards and bathroom. Timber double glazing and gas fired Worcester Bosch central heating.

- ✓ QUIRKY TWO BEDROOM SEMI-DETACHED COTTAGE
- ✓ SITUATED IN THE HEART OF THE VILLAGE
- ✓ LARGE OPEN PLAN LOUNGE/DINER WITH FEATURE STONE WALL & LOG BURNER
- ✓ EASY ACCESS TO THE SHOPS, CAFE, RESTAURANTS, BEACH & A55
- ✓ FREEHOLD
- ✓ NO CHAIN

Porch

6' x 3' 6" 1.82m x 1.06m

Lounge/Diner

20' 1" x 20' 1" min 6.12m x 6.12m



Landing

13' x 6' 5" 3.96m x 1.95m

Kitchen

9' 3" x 8' 11" 2.82m x 2.71m



Bedroom One

20' 1" max x 10' 3" max 6.12m x 3.12m



Bedroom Two

9' 11" x 7' 7" 3.02m x 2.31m



Bathroom

5' 2" x 5' 1.57m x 1.52m

Agent's Notes: The owner has informed us that the lane in front of the cottage is a public road, but since moving in 7 years ago they have always parked under the left window (when facing the front doors).

Location

Situated close to the centre 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. Upon the start of the shops, Bryn Hyfrydd Cottage can be found on the left.

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

Energy Efficiency Rating: E

2 Bedroom Semi-Detached Cottage

BRYN HYFRYD COTTAGE
CONWAY ROAD
PENMAENMAWR
CONWY
LL34 6UY

NO CHAIN

£160,000

REDUCED FROM £185,000

Reference Number: FP7707

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

