

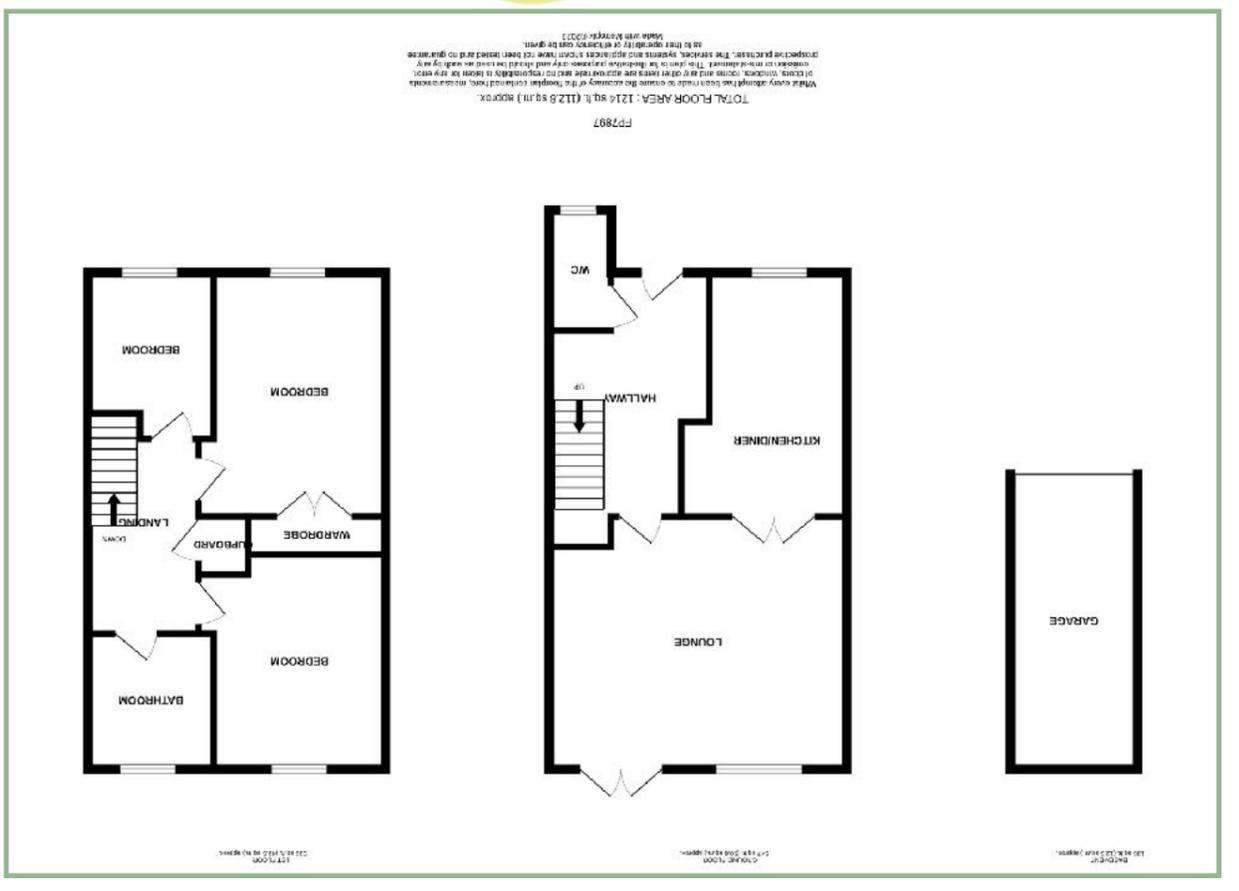
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

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Fletcher & Poole



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		77 C	88 B



Three Bedroom Semi Detached Home Enjoying Stunning Views

Description

Superb far reaching views over the sea, Puffin Island, Anglesey, The Great Orme and the mountains can be enjoyed from this spacious three bedroom semi detached home. Situated at the end of a quiet lane on the outskirts of the village, yet within easy access to the village amenities, A55, beach and lovely mountain walks.

The accommodation comprises: Entrance hall with understairs recess ideal for an office area, W.C, kitchen/diner with built in double electric oven, gas hob, space and plumbing for a washing machine, dryer and fridge/freezer and double doors through to the lounge which has patio doors onto the rear garden.

To the first floor: landing with airing cupboard, master bedroom with built in wardrobe and superb sea views, bedroom two with views of the garden and the mountains and bedroom three with sea views and family bathroom.

UPVC double glazing and Worcester gas fired combination boiler.

To the outside there is a block paved driveway with parking for one vehicle and a garage with up and over door. Steps with a side grassed area lead up to the front door and flagged patio seating area from which to enjoy the stunning sunsets. To the rear there is a flagged seating area and a large rear garden area which is in need of landscaping bordered by open fields.

- ✓ ENJOYS SUPERB SEA, PUFFIN ISLAND, GREAT ORME, SUNSET AND MOUNTAIN VIEWS
- ✓ SOUTH FACING REAR GARDEN
- ✓ SPACIOUS ACCOMMODATION
- ✓ DRIVEWAY PARKING & GARAGE
- ✓ FREEHOLD
- ✓ NO CHAIN

Hallway

14' 8" x 7' 11" 4.47m x 2.41m

W.C

7' 3" x 3' 7" 2.21m x 1.09m

Kitchen/Diner

14' 8" x 9' 11" 4.47m x 3.02m



Lounge

16' 9" x 15' 2" 5.10m x 4.62m



Landing

12' x 6' 1" 3.66m x 1.85m

Bedroom One

14' 6" x 10' 4" max 4.42m x 3.15m



Bedroom Two

13' 4" x 10' 3" max 4.06m x 3.12m



Bedroom Three

10' x 6' 10" 3.05m x 2.08m



Bathroom

7' 9" x 6' 10" 2.36m x 2.08m

Garage

17' 8" x 7' 7" 5.38m x 2.31m

Location

Situated above the village of Penmaenmawr with its range of shops, primary school and bus/ rail services and a historical society and museum. 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 follow the signs to the A55 Expressway in the direction of Bangor. Take the second turning signposted Penmaenmawr, proceed into the village, turn left at the traffic lights, up the hill and right into Merton Park, travel to the top of the road, turn right, proceed past Graiglwyd caravan park and the fisheries where number 1 can be found towards the end on the left.

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

3 Bedroom Semi Detached Home

1 The Old Laundry
Graiglwyd Road
Penmaenmawr
LL34 6EP

£235,000

Reference Number: FP7897
28/11/23

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

