

Fletcher & Poole



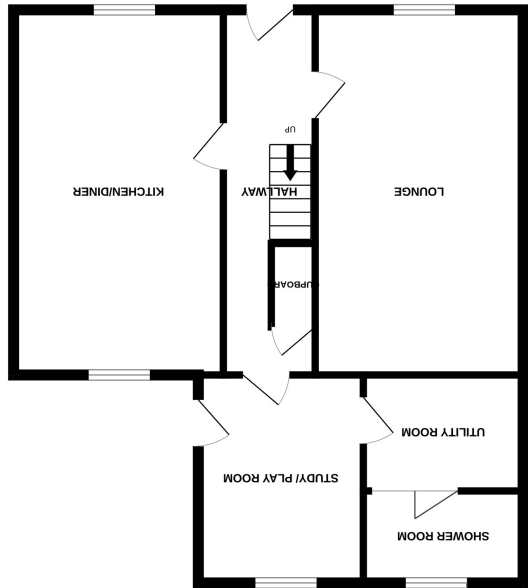
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	77 C
39-54	E		
21-38	F		
1-20	G		



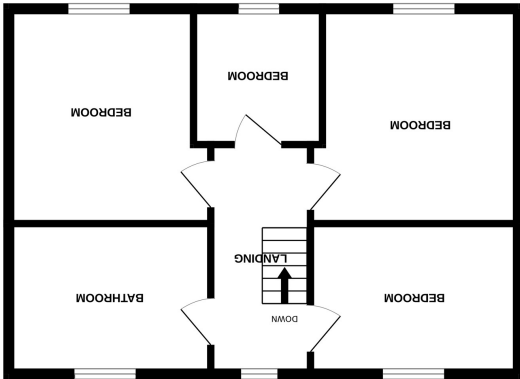
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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FP8494



GROUND FLOOR  
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR  
536 sq.ft. (49.8 sq.m.) approx.





# FOUR BEDROOM DOUBLE FRONTED MID TERRACE COTTAGE

## Description

A spacious four bedroom double fronted mid terrace cottage situated close to the centre of the village and enjoying views of the sea and the island of Anglesey.

The accommodation comprises: Entrance hall with storage cupboard, good size lounge, open plan kitchen/Diner with space for a gas oven and hob and space for a fridge/freezer. Play room/study, utility room with space and plumbing for a washing machine and dryer and shower room.

To the first floor: Three double bedrooms and one single bedroom and a four piece bathroom.

UPVC double glazing and gas fired central heating.

To the outside there is a small front garden area and to the rear there is a south facing garden mainly laid to paving and decking with a timber shed and part covered storage area.

- ✓ FOUR BEDROOM, DOUBLE FRONTED MID TERRACE COTTAGE
- ✓ ENJOYS SEA AND ANGLESEY VIEWS
- ✓ WITHIN MINUTES WALK TO THE SHOPS AND PRIMARY SCHOOL
- ✓ SOUTH FACING REAR GARDEN
- ✓ FREEHOLD
- ✓ NO CHAIN

## Hallway

16’ 9” x 4’ 11”      5.10m x 1.50m

## Lounge

19’ 9” x 12’ 4”      6.02m x 3.76m



## Kitchen/Diner

19’ 8” x 11’ 2”      6m x 3.40m



## Study/Play Room

11’ 11” x 8’ 9”      3.63m x 2.66m



## Utility Room

8’ 10” x 6’ 3”      2.69m x 1.90m

## Shower Room

8’ 8” x 4’ 11”      2.64m x 1.50m

## Landing

11’ 10” x 4’ 10”      3.60m x 1.47m

## Bedroom One

12’ 6” x 10’ 6”      3.81m x 3.20m



## Bedroom Two

10’ 8” x 11’ 1” max      3.25m x 3.38m

## Bedroom Three

11’ 4” x 8’ 9”      3.45m x 2.66m

## Bedroom Four

7’ 5” x 6’ 6”      2.26m x 1.98m

## Bathroom

11’ 1” x 8’ 6”      3.38m x 2.59m



## Location

Located in 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. Turn left at the traffic lights, proceed into the village, pass the Primary school, and over the bridge proceed up the hill, past the pub on the right and Crud Yr Awel can be found on the left.

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

## 4 Bedroom Mid Terrace Cottage

Crud Yr Awel  
Pen Y Bryn Road  
Llanfairfechan  
LL33 0TY  
**OFFERS OVER**  
**£200,000**

Reference Number: FP8494  
23/10/2025

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

