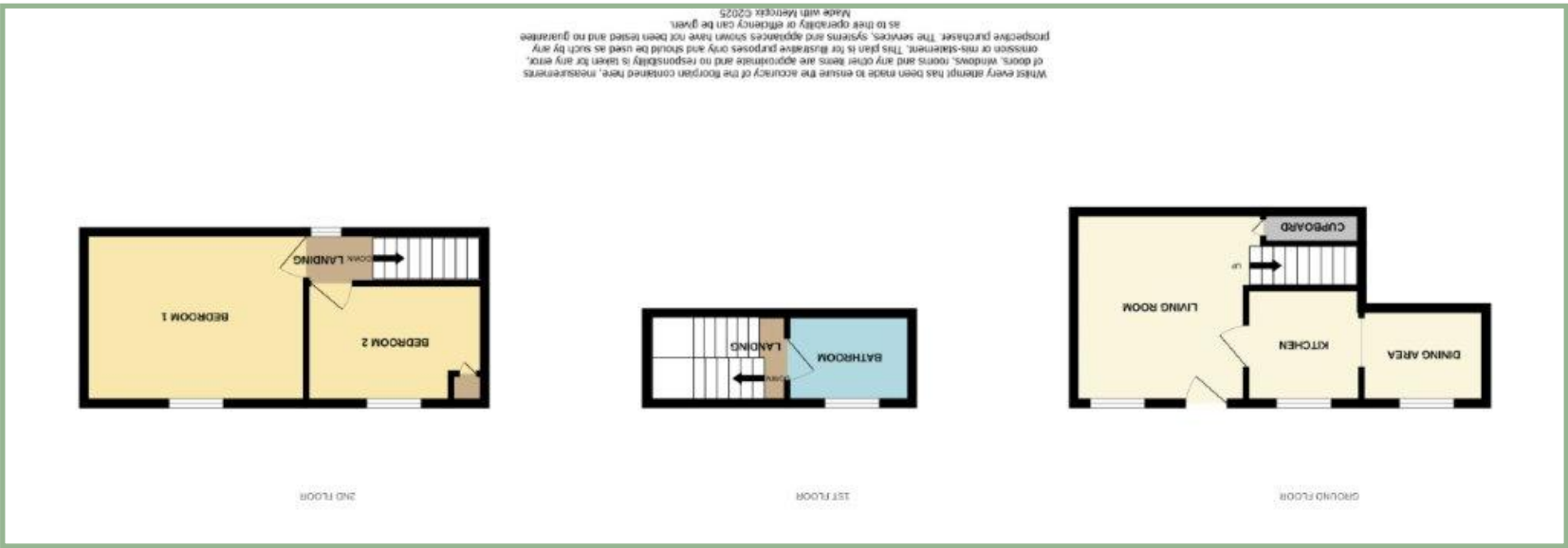




Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	73 C	
81-91	B		89 B
92+	A		



MOST CHARACTERISTIC AND FULLY REFURBISHED DELIGHTFUL COTTAGE WITH TWO DOUBLE BEDROOMS GARDENS AND PARKING IN TRANQUIL SETTING OF SOUGHT AFTER LOCATION AND OFFERED WITH NO CHAIN!

Description

This delightful two double-bedroom cottage is situated within the most tranquil garden settings in a most sought-after residential area, the property has been modernised throughout to include full re-wire, new central heating and boiler system, and insulation. Offered for sale with NO CHAIN early viewing is strongly recommended to avoid disappointment.

The accommodation in brief comprises, living room with glazed front door, window to front, radiator, a feature inglenook style fireplace is the centrepiece of the room, open to the stairs with spacious understairs storage cupboard. The kitchen has a window to the front, glazed door to the living room, wooden flooring, and is fitted with modern matching white wall and base level units, complimentary roll top work surfaces, tiled splash back areas, stainless steel sink with swan neck mixer tap, integrated slimline dishwasher, integrated oven, grill, hob, and extractor fan. An attractive open archway leads to the dining area with window to the side, panelled walls, wood laminate floor and radiator. The mid floor landing has carpet stairs with spindles and banister. The bathroom is fitted with a modern three-piece white suite comprising panel bath with shower and screen, wash hand basin in vanity unit, low level WC, chrome heated towel rail, vinyl floor, and window to the front. The upper floor landing is carpeted with window to the rear. Bedroom one is a spacious room with window to the front, carpet floor, and radiator. Bedroom two is a second double room with window to the front, radiator, carpet floor, and fitted storage cupboard.

The property is surrounded by tranquil gardens, mainly lawn, with mature flower bed, plant, shrub, and tree lined borders, walled and gated boundaries, seating areas, and upper-level car parking for two vehicles and large shed/garage, which could be taken down to provide further parking. The property has been re-wired throughout and had a new boiler and central heating system installed and is fully double glazed.

- ✓ CHARACTER COTTAGE
- ✓ TWO DOUBLE BEDROOMS
- ✓ PARKING & GARDENS
- ✓ FULLY REFURBISHED
- ✓ TRANQUIL SOUGHT AFTER SETTING
- ✓ NO CHAIN

Living Room

13’ 10” x 11’ 8” 4.21m x 3.55m



Kitchen

7’ 1” x 7’ 2.16m x 2.13m



Dining Area

7’ 7” x 5’ 11” 2.31m x 1.80m

Lower Stairs/Landing

9’ 6” x 7’ 10” 2.89m x 2.39m

Bathroom

7’ 8” x 5’ 7” 2.33m x 1.70m



Upper Stairs/Landing

Bedroom One

13’ 7” x 10’ 7” 4.14m x 3.22m



Bedroom Two

10’ 9” x 7’ 10” 3.27m x 2.39m



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 turning first left where the property can be found after a short distance on the right-hand side with the footpath access in between the stone cottage.

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

2 Bedroom Cottage

Ty’r Ardd
1 Poole Street
Mill Road
Llanfairfechan
LL33 0TR

NO CHAIN
£215,000
REDUCED FROM £260,000

Reference Number: FP8385
4/6/2025
Fletcher & Poole,
3 Lancaster Square,
Conwy, LL32 8HT

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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

