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31 Maes Dolfor, Llanfairfechan, Conwy LL33 0RP

Offers Over: £220,000

EPC Rating: C

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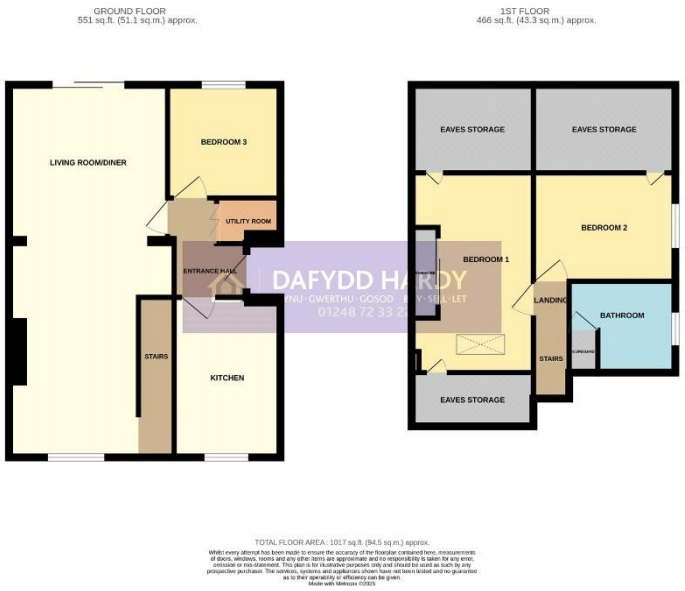
Summary

Set in a quiet cul-de-sac in the picturesque village of Llanfairfechan, this 3 Bedroom semi-detached dormer bungalow is in a sought-after area, popular for all age groups due to its access to local amenities, primary school, beach and A55 expressway. The accommodation consists of an Entrance Hall, Kitchen with built-in extractor, plumbing for dishwasher and tiled floor. Off the hall is a Utility Room with plumbing for a washing machine, and Bedroom 3 with fitted storage above the bed. To complete the ground floor is the spacious Living Room/Diner which has been opened into one large space, ideal for entertaining. The room benefits from a multi-fuel burning stove and sliding patio doors to access the rear garden. Upstairs, you will find 2 Bedrooms with eaves storage, with the main bedroom featuring a built-in wardrobe and a Velux window providing magnificent views towards Llanfairfechan mountain. The bedrooms are served by a modern Bathroom that benefits from a rain shower over 2-person bath, heated towel rail, tiled flooring and a cupboard to store your towels and toiletries. Outside to the rear is a sizable garden which is a combination of a composite decked area, patio and lawned section. To the front is a lawned section with hedgerow, and concrete driveway going down the side of the property, providing off-road parking for 2/3 vehicles. There is also a shed and bin storage to the side. The property benefits from gas central heating and uPVC double glazing throughout.

Directions

From our Bangor office, follow directions for A55 expressway towards Conwy. At the first roundabout, take the second exit onto Penmaenmawr Road. Take the turning into Maes Dolfor which is located just after the primary school. Continue down the hill into the cul de sac then follow the road round to the right and the property is located on the left-hand side.

What3Words: bibs.link.syndicate



Services

We are informed by the seller this property benefits from Mains Water, Gas, Electricity and Drainage. Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.

Heating

Gas Central Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Council Tax Band

The property is council tax band D.

Energy Performance Rating

The property has the following EPC rating: C. See EPC report for full information.













Ground Floor

Entrance Hall	
Living Room/Diner	*8.49m x 3.77m (27'10" x 12'4") Max. dimensions*
Kitchen	*3.65m x 2.42m (12' x 7'11") Max. dimensions*
Bedroom 3	*2.58m x 2.58m (8'6" x 8'6")*
Utility Room	*1.47m x 1.00m (4'10" x 3'3") Max. dimensions*
First Floor	
Bedroom 1	*4.64m x 2.77m (15'3" x 9'1") Max. dimensions*
Bedroom 2	*3.07m x 2.48m (10'1" x 8'2")*
Eaves Storage	

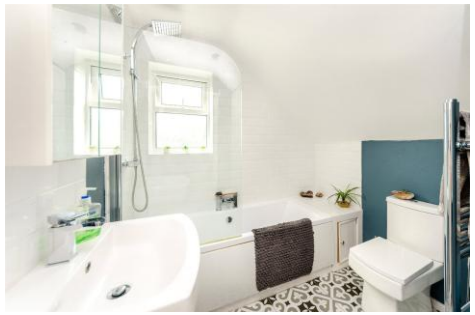
Agent Note

The vendor has informed us that prior to them purchasing the property, the internal wall between living room and dining room space was removed and an indemnity policy was put in place.

- Modern Semi-Detached Dormer Bungalow
- 3 Bedrooms
- 1 Bathroom
- Spacious Living Room/Diner
- Rear Garden
- Off-Road Parking
- Located Close to Local Amenities
- Gas Central Heating & uPVC Double Glazing







Disclaimer

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