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Glan Menai, Penmaenmawr Road, Llanfairfechan, Conwy, LL33 0NY

Asking Price: £497,500

EPC Rating: C

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Summary

A most generous 5 Storey Semi Detached Period Residence, situated in a highly convenient position within the popular coastal village of Llanfairfechan, being within easy reach of local amenities, the scenic seafront and A55 expressway. The vendor informs us that the property has been extensively renovated and tastefully modernised to a high and pleasing standard for a family member and due to unforeseen circumstances, this has now come on the market. The property benefits from fabulous views to be enjoyed towards the sea and Puffin Island (Ynys Seiriol), especially so from the lounge on the first floor and the upper levels. The renovation work carried out has been done with care and attention throughout and includes a new central heating system, new bathroom facilities, kitchen and so much more besides. Suffice to say, you are practically buying a new home within the shell of a grand period house. The property is complemented by having a spacious yet manageable garden to the front with a generous new patio and well-tended lawn plus there's the advantage of private off road parking (with remote controlled electric gate) and a generous Detached Garage (also with electric door) which would be ideal as a workshop and for general storage purposes. Within the interior you'll find that most rooms are well proportioned and accommodating, with no less than 3 reception rooms (2 with bay windows) whilst the kitchen features a range of contemporary hi-gloss units fitted with quality quartz worktops and a host of fitted appliances to include: Built-in Bosch oven and microwave, induction hob, extractor, wine/beer chiller, dishwasher and 2 double fridge/freezer. There's also a useful utility room fitted with sink unit. There are 5 bedrooms in total with fitted wardrobes, 2 of which enjoy en-suite facilities whilst there's 2 shower rooms, a bathroom and additional WC. It's fair to say that the property offers a flexible layout in that the lower ground floor could essentially serve as its own self-contained annexe with its own separate entrance. This could of course be useful for a dependant relative or as holiday accommodation for generating additional income – all that is required is the fitment of some kitchen units (plumbing is already in-situ). The property comes fitted with uPVC double glazing and gas central heating. Llanfairfechan is a picturesque village located along the North Wales coastline, sandwiched between the wooded foothills of the Eryri National Park (Snowdonia) and the beautiful coastline. The village offers a range of amenities with a good number of independent shops and includes a medical centre, primary school and pubs. The promenade and seafront is popular with locals and visitors alike with café's, leisure facilities, a boating pond and sailing club. There is also a golf course, mainline railway station, regular bus service and the A55 expressway for your convenience.

Directions

From our Bangor office, follow the A5 along Beach Road out of the city and continue towards the A55 expressway, joining at junction 11 eastbound for Llandudno. Exit the A55 at junction 14 signposted Llanfairfechan and continue onwards and on reaching the traffic lights, proceed straight on for approximately 200 yards where you'll find the property on your left hand side (This is actually the rear of the property).

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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 F.

Energy Performance Rating

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













GROUND FLOOR	
Entrance Hall	
Living/Dining Room	*4.93m x 5.81m (16'2" x 19'1") Max: into bay.*
Kitchen	*4.23m x 5.15m (13'11" x 16'11") Max: into bay.*
WC	
Utility Room	*2.10m x 1.89m (6'11" x 6'2")*
FIRST FLOOR	
Landing	
Sitting Room	*4.99m x 5.78m (16'4" x 19') Max: into bay.*
Bedroom 1	*4.26m x 3.85m (14' x 12'8") Max: into wardrobe.*
Shower Room	
SECOND FLOOR	
Landing	
Bedroom 2	*6.57m x 3.23m (21'7" x 10'7") Max*
En-suite	
Bedroom 3	*4.30m x 3.07m (14'1" x 10'1") Max: into wardrobe.*
Bathroom	
THIRD FLOOR	
Bedroom 4	*4.26m x 7.21m (14' x 23'8") Max*
En-suite	
LOWER GROUND FLOOR	
Reception Room	*4.73m x 4.42m (15'6" x 14'6") Max*
Guest Bedroom	*3.62m x 3.89m (11'11" x 12'9") Max*
Shower Room	

Agents Note

We have been informed by the vendor that the property has been fully refurbished which includes full building regs sign off for 2 new en-suites, re-located the kitchen, structural to existing basement room, replacement of roof windows, new underground drainage and renovations to the roof and walls. The property has a FENSA certificate, electrical installation certificate, gas safety certificate, damp proof course certificate and timber treatment certificate.

- 5 Storey Semi Detached Period Residence
- Extensively Renovated & Excellently Presented Throughout
- 5 Bedrooms, 2 En-suite's, 2 Shower Rooms, Bathroom & WC
- 3 Generous Reception Rooms & New Fully Fitted Kitchen
- uPVC Double Glazing & Gas Central Heating
- Sizeable Garage & Private Off Road Parking
- Spacious New Patio & Lawned Garden
- Far Reaching Sea Views From Upper Levels
- Highly Versatile & Flexible Accommodation
- Convenient For A55, Amenities & Scenic Seafront









Disclaimer

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