DAFYDD HARDY
PRYNU · GWERTHU · GOSOD BUY · SELL · LET



Plas Nant, Valley Road, Llanfairfechan, Conwy LL33 0ST

Asking Price: £465,000

EPC Rating: D

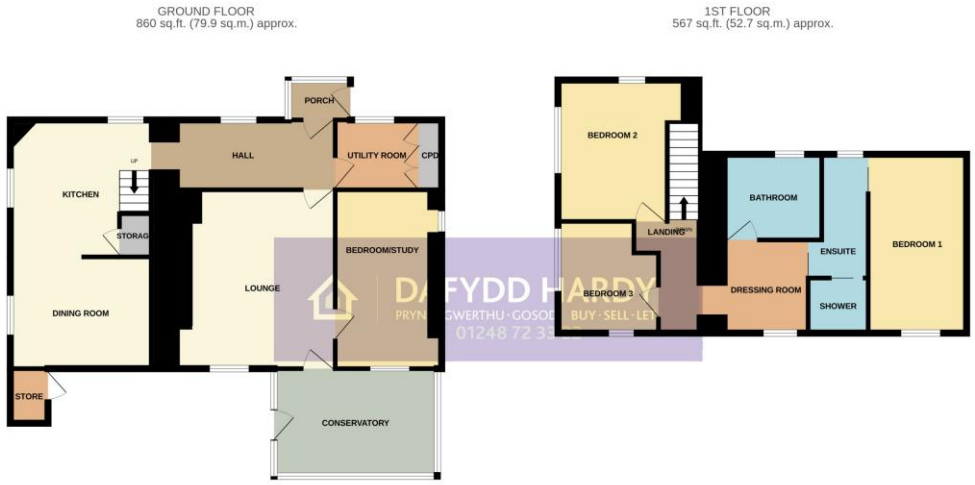
Plas Nant, Valley Road, Llanfairfechan, Conwy LL33 0ST

Summary

Situated in a most favourable position towards the southern edge of the popular coastal village of Llanfairfechan is this handsome and much enlarged Detached Period Residence, occupying a slightly elevated stance whilst enjoying views of the surrounding countryside and of the sea in the distance, especially so from the first floor. Standing close to the boundary of the stunning Eryri/Snowdonia National Park the property is also within easy reach of village amenities, convenient for the A55 expressway, train station and the scenic coastline and nature reserve. This roomy and characterful home stands on a reasonably sized plot with private driveway, gardens and a most useful **Outbuilding/Garage and generous Workshop**. If you're keen for somewhere to run a business from or just need the extra workspace, then this could well suit your needs handsomely. With a quirky and charming interior, the property has been sympathetically modernised, especially so to the kitchen and bathroom facilities. The main lounge offers the comforts of a wood burning stove, there's a decent sized conservatory, the modern kitchen features a range of fitted appliances to include: oven, hob, extractor, microwave oven, fridge, freezer and dishwasher plus there's a dedicated dining room. Just off the rear entrance hall is a useful utility room. 3 bedrooms reside on the first floor served by a fully tiled modern 3 piece bathroom suite whilst the main bedroom has en-suite facilities with twin handwash basin and separate shower with WC plus a dressing room. Externally, the property is approached via a private sloping driveway which extends somewhat to the side and rear with the provision of off road parking. The gardens to the front, side and rear are primarily laid to lawn **(Please see Agents Note below)**. The outbuilding/garage has fitted power/light. The workshop is of timber construction with wide entrances front and rear plus fitted power/light. ***The vendor informs us that a section of the garden will be subject to an overage clause of 20% for 10 years, for further information on this please speak to the agent.*** The property comes fitted with uPVC double glazing and gas fired central heating. Llanfairfechan offers many local amenities, including a Doctors surgery, primary school, 2 convenience stores and several public houses, as well as the lovely beach, promenade and golf course. Easy access is enabled via the A55 expressway, which is approximately 1 mile from the property, allowing rapid commuting to Bangor, the island of Anglesey and much of the North Wales coast towards Chester.

Directions

From our Bangor office, proceed along the High Street bearing right at the traffic lights towards the train station. Keeping to the right hand lane, bear right at the next set of lights onto Deiniol Road and continue on this route past the swimming pool and onwards in the direction of Bethesda/Betws Y Coed. Join the A55 at junction 11 towards Llandudno exiting at junction 14 signposted Llanfairfechan. Continue to the centre of the village turning right at the traffic lights into village road. Follow this route past the shops and then bear left into Bryn Road and onto Valley Road. Follow this road until you reach a car park on your right where the entrance driveway to the property will be seen on your left hand side. **https://what3words.com/festivity.fittingly.mops**



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 E.

Energy Performance Rating

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













Porch	
Rear Entrance Hall	*3.85m x 1.79m (12'8" x 5'10")*
Utility Room	*1.97m x 1.76m (6'6" x 5'9")*
Lounge	*3.73m x 4.61m (12'3" x 15'1")*
Study (Bedroom)	*2.44m x 4.63m (8' x 15'2")*
Conservatory	*4.21m x 2.78m (13'10" x 9'1")*
Kitchen	*3.61m x 3.64m (11'10" x 11'11") Max dimensions.*
Dining Room	*3.62m x 2.88m (11'11" x 9'5")*
Landing	
Bedroom 1	*2.48m x 4.63m (8'2" x 15'2")*
En-suite	
Dressing Room	*2.12m x 2.26m (6'11" x 7'5")*
Bedroom 2	*3.22m x 3.63m (10'7" x 11'11") Max dimensions.*
Bedroom 3	*2.58m x 2.93m (8'6" x 9'7") Max dimensions.*
Bathroom	*2.42m x 2.09m (7'11" x 6'10")*
Outbuilding/Garage	*4.77m x 5.29m (15'8" x 17'4") Max dimensions.*
Workshop	*4.70m x 5.74m (15'5" x 18'10")*

- Handsome & Much Enlarged Detached Period Residence
- Charming Interior Yet Sympathetically Modernised
- 3 - 4 Bedrooms, Modern Bathroom & En-suite
- Spacious Lounge With Wood Burning Stove
- Fully Equipped Kitchen, Dining Room & Utility
- uPVC Double Glazing & Gas Fired Central Heating
- Gardens, Parking, Outbuilding/Garage & Workshop
- Pleasant Position With Distant Sea & Countryside Views
- Sought After & Scenic Coastal Village Location
- Perfect For A55, Seafront & Eryri/Snowdonia

Agents Note

A section of the garden to the west is being sold separately. The owner is in the process of applying for Outline Planning Permission for the erection of a two storey dwelling.






Disclaimer

Dafydd Hardy Estate Agents Limited for themselves and for the vendor of this property whose agents they are to give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Dafydd Hardy Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Dafydd Hardy Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. (6) Where 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. Floorplans made with Metropix ©2007.