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5 Glan View, Penmaenmawr Road, Llanfairfechan, Conwy, LL33 0PP

Offers in the region of: £205,000

EPC Rating: B

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Summary

An appealing modern End Terrace House situated within the popular coastal village of Llanfairfechan, being within easy reach of local amenities, the scenic seafront and A55 expressway. There are views to be enjoyed towards the sea and Puffin Island (Ynys Seiriol) from the two rearmost bedrooms and mountain views from the front. The property offers a decent sized lounge with deep bay window whilst a spacious kitchen offers ample space for dining, patio doors and built-in oven, hob, extractor and dishwasher. For added convenience, there's a WC and washbasin located on the ground floor. 3 bedrooms reside on the first floor served by a modern 3 piece suite bathroom with shower over bath. The main bedroom is particularly spacious plus it has a deep bay window feature. Externally, to the front is a shared/communal forecourt area with 2 allocated parking spaces. To the rear is a private garden with paved patio and lawn. The property comes fitted with uPVC double glazing and gas fired 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 out of the city past the swimming baths and onto Beach Road. Continue onwards joining the A55 expressway at junction 11 heading in the direction of Llandudno. On reaching junction 15, take the second exit for Llanfairfechan and turn immediately left into Penmaenmawr Road where Glan View will be seen on your left.

https://what3words.com/pixies.spotted.piled

Services

We are informed by the seller this property benefits from Mains Water, Gas, Electricity and Drainage.
Ofcom checker suggests broadband/fibre 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 B.

Energy Performance Rating

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













Entrance Hall	
Lounge	*4.25m x 5.50m (13'11" x 18'1") Max dimensions.*
WC	
Ktchen/Dining Room	*4.25m x 3.42m (13'11" x 11'3")*
Landing	
Bedroom 1	*4.25m x 3.58m (13'11" x 11'9")*
Bedroom 2	*2.03m x 3.48m (6'8" x 11'5") Max dimensions.*
Bedroom 3	*2.15m x 3.06m (7'1" x 10') Max dimensions.*
Bathroom	*1.68m x 2.26m (5'6" x 7'5")*

- Appealing Modern End Terrace Residence
- 3 Bedrooms, Bathroom & Ground Floor WC
- Sizeable Lounge With Deep Bay Window
- Dining Kitchen With Patio Doors & Appliances
- uPVC Double Glazing & Gas Central Heating
- 2 Private Allocated Parking Spaces
- Enclosed Lawned/Patio Rear Garden
- Sea & Mountain Views (Especially From First Floor)
- Convenient For A55 & Village Amenities






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