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8 Maes Y Glyn, Llanfairfechan, Conwy, LL33 0BN

Offers Over: £230,000

EPC Rating: C

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Summary

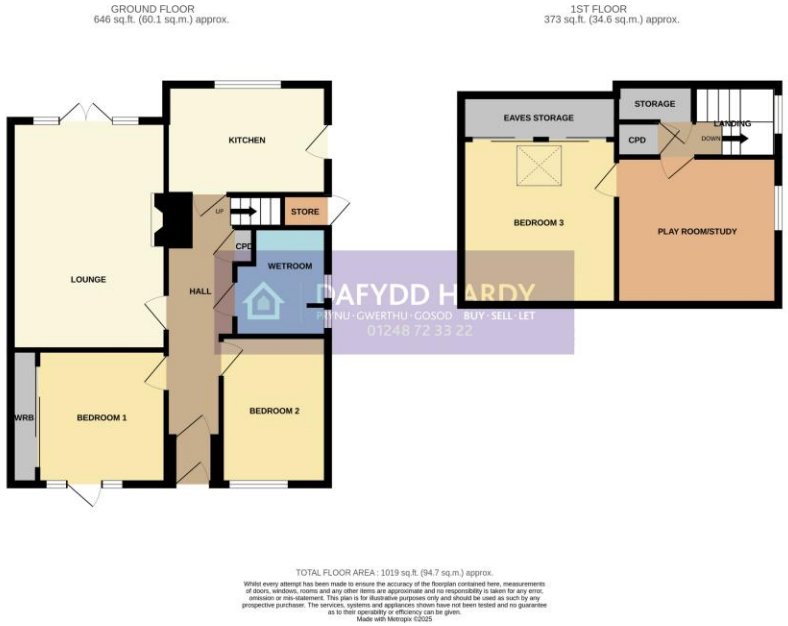
A most spacious, well presented and modernised Semi Detached Bungalow, situated within a small cul-de-sac in the popular coastal village of Llanfairfechan and located just a short stroll from the scenic promenade and village amenities. The property is certainly deceptive from the roadside as it hides far more accommodation than first impressions imply. Internally, there's a decent sized lounge with feature gas fireplace and patio doors that open out to a southerly facing rear garden whilst the modern kitchen features a built-in oven, hob, extractor and dishwasher. 2 bedrooms reside on the ground floor, the larger bedroom having a built-in wardrobe and door opening to the front patio. Also on the ground floor is a modern, fully tiled wetroom. A further spacious bedroom resides on the first floor alongside a superb playroom/study – with some adjustment, this room could be made into a fourth bedroom if so desired. Externally, to the front is a gated brick pave driveway which extends to the side offering the provision of off road parking. Also to the front is a spacious paved patio with flowerbeds. Also to the side is a useful carport/canopy which leads to a Detached Garage. The garage has a rolling timber door, power/light and pitch roof. The generous rear garden is paved throughout and comes with a superb timber summerhouse which comes fitted with electricity – with some modifications it would make a fine work-from-home office. The property comes fitted with uPVC double glazing and gas fired central heating.

Llanfairfechan is a picturesque village located along the North Wales coast, 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 proves ever popular with café's, leisure facilities, boating pond, sailing club and nature reserve. There is also a golf course, mainline railway station, regular bus service and the A55 expressway for your convenience.

Directions

From our Bangor office, proceed along the High Street bearing right at the traffic lights towards the train station. Keeping right, bear right again 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 in the direction of Llandudno exiting at junction 14 signposted Llanfairfechan. Continue to the centre of the village turning left at the traffic lights onto Station Road and follow this road towards the Promenade. Turn right into Maes Y Glyn just before the low bridge (A55 expressway). Follow the road into the Cul-de-Sac for approximately 70 yards where you'll find the property on your right hand side.

https://what3words.com/sharpness.join.bound



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 freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Council Tax Band

The property is council tax band C.

Energy Performance Rating

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













Entrance Hall	
Lounge	*3.49m x 5.16m (11'5" x 16'11")*
Kitchen	*3.79m x 2.48m (12'5" x 8'2")*
Bedroom 1	*3.50m x 3.02m (11'6" x 9'11") Max: into wardrobe.*
Bedroom 2	*2.40m x 3.33m (7'10" x 10'11")*
Wetroom	*2.10m x 2.45m (6'11" x 8') Max dimensions.*
Landing	
Bedroom 3	*3.44m x 3.72m (11'3" x 12'2")*
Play Room/Study	*3.79m x 3.33m (12'5" x 10'11")*
Garage	*2.60m x 5.01m (8'6" x 16'5")*
Summer House	*2.87m x 3.48m (9'5" x 11'5") Max dimensions.*

Agents Note

We have been informed by the vendor that the railway company will do regular planned maintenance which they carry out during the night time. They notify multiple properties along the beach area by letter when this happens .

- Surprisingly Spacious Semi Detached Bungalow
- Modernised & Well Presented Throughout
- 3 Bedrooms & Modern Wetroom
- Lounge With Gas Fire & Patio Doors
- Modern Kitchen With Built-in Appliances
- Handy First Floor Playroom/Study
- uPVC Double Glazing & Gas Central Heating
- Low Maintenance Patio Gardens Front & Rear
- Off Road Parking, Garage & Summerhouse
- Convenient For Scenic Seafront & Amenities






Disclaimer

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