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37 Cae America, Llanfairfechan, Conwy LL33 0SJ

Asking Price: £250,000

EPC Rating: C

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Summary

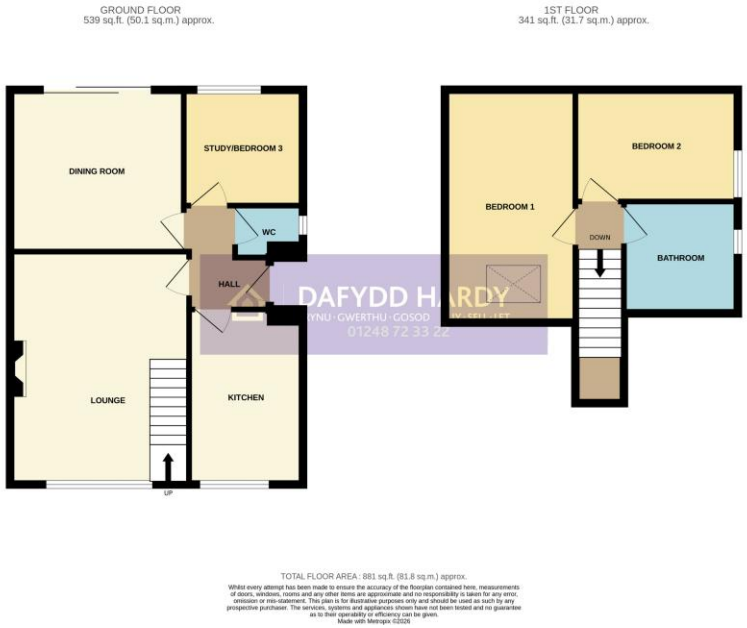
An excellently presented and surprisingly spacious 2 Storey Semi Detached Bungalow situated in a pleasant and established residential setting within the popular coastal village of Llanfairfechan, enjoying a most pleasing southerly aspect with fine views of the surrounding countryside and the sea in the distance, especially so from the first floor bedroom. 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. The property offers a light and bright lounge with inset real flame gas fire feature whilst there's a dedicated dining room with wide sliding patio doors. There's also a useful study/3rd bedroom an the ground floor as well as the convenience of a WC. The kitchen offers a built-in oven, hob and extractor. Solid wood flooring is a feature to a large section of the ground floor. 2 further bedrooms reside on the first floor (with ample eaves storage) served by a modern 3 piece suite bathroom with shower over bath. Externally, to the front and side are neatly arranged lawned gardens with mature hedging to the borders, a few decorative plant and shrubs and eucalyptus tree. A driveway to the side offers off road parking leading directly to the Detached Garage. The garage is of a good size and comes fitted with power/light. The rear garden also offers a paved patio and lawn. The property comes fitted with uPVC double glazing and gas central heating.

Llanfairfechan offers many local amenities, including a Doctors surgery, primary school, 2 convenience stores and 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, follow the A5 out of the city 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 right at the traffic lights into village road. Follow this route past the shops and then bear left into Bryn Road and onwards onto Valley Road. Follow this road for approximately 400 yards turning left into Parc Nant Road (leading to Cae America). Where the road splits, bear left and follow the road for roughly 150 yards where the property will be seen on your left hand side.

https://what3words.com/hats.establish.handbags



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 C.

Energy Performance Rating

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













Entrance Hall	
WC	
Lounge	*3.78m x 4.92m (12'5" x 16'2") Max dimensions.*
Dining Room	*3.68m x 3.42m (12'1" x 11'3")*
Study (Bedroom 3)	*2.52m x 2.44m (8'3" x 8')*
Landing	
Bedroom 1	*2.75m x 4.91m (9' x 16'1") Part restricted headroom.*
Bedroom 2	*3.46m x 2.36m (11'4" x 7'9")*
Bathroom	*2.40m x 2.36m (7'10" x 7'9")*
Garage	*2.56m x 6.71m (8'5" x 22')*

- Semi Detached 2 Storey Bungalow
- Spacious Well Presented Interior
- Lounge With Inset Real Flame Gas Fire
- Kitchen & Dining Room With Sliding Patio Doors
- Study/3rd Bedrooms & Downstairs WC
- uPVC Double Glazing & Gas Central Heating
- Lawned Gardens, Parking & Spacious Garage
- South Facing With Superb Sea & Countryside Views
- Sought After & Scenic Coastal Village Location
- Perfect For A55, Seafront & Eryri/Snowdonia






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