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14 Maes Dolfor, Llanfairfechan, Conwy, LL33 0RP

Asking Price: £230,000

EPC Rating: C

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Summary

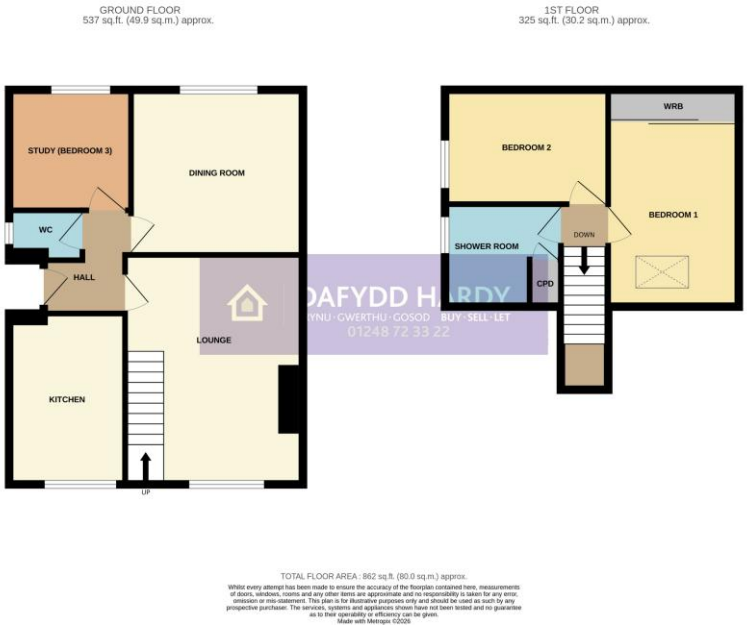
A surprisingly spacious 2 Storey Semi Detached Bungalow situated on a generous corner plot within an established residential setting in the popular coastal town of Llanfairfechan, being within easy reach of local amenities, the scenic seafront and A55 expressway. The property comes with ample off road parking, a useful Detached Garage and well-stocked neatly arranged gardens front and rear. The interior offers a decent sized lounge, a dedicated dining room, kitchen (with oven, hob and extractor), study and downstairs WC (with washbasin). The study could be utilised as a third bedroom if required. 2 bedrooms reside on the first floor served by a recent new and contemporary fully tiled shower room. Both bedrooms have eaves storage whilst the main bedroom has a built-in mirrored wardrobe and views of the surrounding hillsides. Externally, to the front is a long and spacious driveway which extends somewhat to the side providing ample off road parking. Also to the front is a well-stock lawned garden with a host of mature plants and shrubs. A further lawned area is situated alongside the drive populated by fruit trees. The garage comes fitted with power/light. The rear garden offers a lawn and slate gravelled seating area. The property comes fitted with uPVC double glazing and gas central heating.

Llanfairfechan is a picturesque village located along the North Wales coast, sandwiched between the wooded foothills of the Eryri/Snowdonia National Park 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, 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. On reaching junction 15 (roundabout) take the exit right onto Penmaenmawr Road. Follow this road for approximately 350 yards turning left into Maes Dolfor and proceed down the hill following the road to the left where you'll find the property on your right hand side just before the road bends to the right.

https://what3words.com/canyons.adjuster.appeal



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 D.

Energy Performance Rating

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













Entrance Hall	
WC	
Lounge	*3.75m x 4.85m (12'4" x 15'11") Max dimensions.*
Kitchen	*2.45m x 3.46m (8' x 11'4")*
Dining Room	*3.63m x 3.48m (11'11" x 11'5")*
Study (Bedroom 3)	*2.57m x 2.54m (8'5" x 8'4")*
Landing	
Bedroom 1	*2.74m x 4.57m (9' x 15') Max dimensions: into wardrobe.*
Bedroom 2	*3.51m x 2.41m (11'6" x 7'11")*
Shower Room	*2.43m x 2.10m (8' x 6'11") Max dimensions.*
Garage	*2.94m x 4.83m (9'8" x 15'10")*

- Spacious 2 Storey Semi Detached Bungalow
- Situated On A Spacious Corner Plot
- Modernised & Presented Throughout
- 2-3 Bedrooms, Shower Room & WC
- Lounge, Dining Room & Study (3rd Bedroom)
- uPVC Double Glazing & Gas Central Heating
- Neatly Arranged Gardens Front & Rear
- Useful Garage & Ample Off Road Parking
- Mountain Views Especially From Main Bedroom
- Convenient For A55, Amenities & Scenic Seafront






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