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3 Pendref, Bryn Road, Llanfairfechan, Conwy, LL33 0RT

Asking Price: £179,500

EPC Rating: E

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Summary

If you are looking to take your first steps onto the property ladder then this delightful Mid Terrace cottage in the centre of Llanfairfechan is one you really should consider. Traditionally built from stone and slate, the well presented and tastefully decorated accommodation briefly consists of a welcoming Entrance Hall that leads through to a charming Lounge that features exposed ceiling beams, an engineered oak floor and a beautiful inglenook fireplace with a cast iron multi fuel burner that sits neatly upon a slate hearth with a stone lintel above. Beyond the Lounge is a contemporary "galley style" Kitchen that has a stone tiled floor and an exposed stone wall. The Kitchen is fitted with a range of duck egg blue, base and wall units and is equipped with an electric oven and an induction hob, as well as an integrated fridge/freezer, washing machine, dishwasher, and a breakfast bar. On the first floor, off a small Landing are 2 Double Bedrooms, with the Main front Bedroom boasting a vaulted ceiling and an engineered oak floor. Both served by a stylish, part tiled shower room that is fitted with a white Wc suite, a vanity sink unit and a quadrant shower unit. The property has a mains Gas Central heating system as well as uPVC Double Glazing throughout. Outside to the front is a well kept cottage garden with evergreen hedging and a brick path way that leads to the front door.

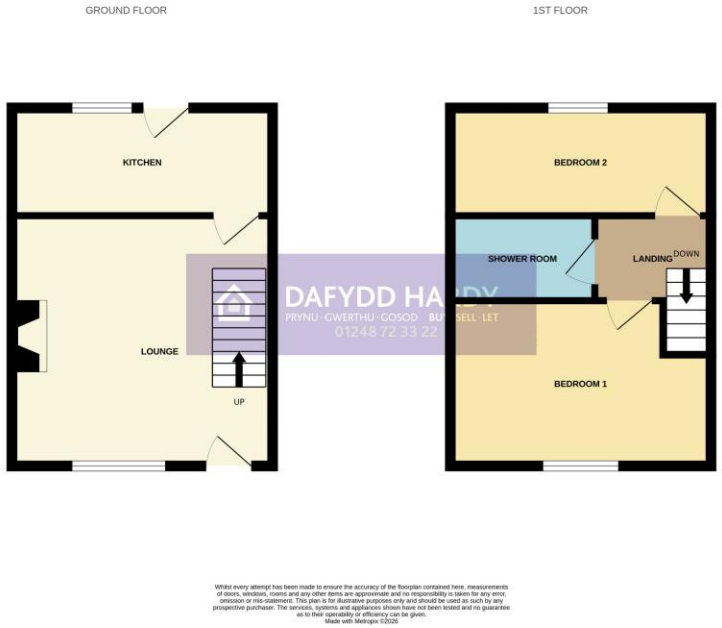
Directions

From our Bangor office take the A55 towards Llandudno. Take the slip road signposted Llanfairfechan. At the traffic lights in the centre of the village, turn right and follow the road up the hill. At the "Y" junction take the fork to the left and 3 Pendref will be immediately on your left.

What3words reference…functions.lift.tour

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 B.

Energy Performance Rating

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

Agents Note

We have been informed by the vendor that the property has right of way through No 2 from the back entrance of the house.
Any interested parties should familiarise themselves with the current Article 4 Direction.
The vendor has informed us that the property has C5 usage (second home) this has not been confirmed by the agent.













Lounge	*4.40m x 4.22m (14'5" x 13'10") max dimensions*
Kitchen	*4.40m x 1.82m (14'5" x 6')*
First Floor Landing	
Bedroom 1	*4.40m x 2.79m (14'5" x 9'2") max dimensions*
Bedroom 2	*4.40m x 1.82m (14'5" x 6')*
Bathroom	*2.44m x 1.43m (8' x 4'8")*

- Traditional Stone Built Mid Terrace Cottage
- Central Village Location
- Full Of Original Features
- Generous Size Lounge
- Modern Kitchen
- 2 Double Bedrooms
- Stylish Shower Room
- Front Cottage Garden
- Rear Courtyard Seating Area
- Gas Central Heating & uPVC Double Glazing









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