

3 Pendalar, Llanfairfechan, Conwy, LL33 0RA

Asking Price: £155,000

EPC Rating: C

3 Pendalar, Llanfairfechan, Conwy, LL33 0RA

Summary

Situated in an elevated position within the popular coastal village of Llanfairfechan, this 3 Bedroom Semi-Detached Property offers well-proportioned accommodation, front and rear gardens, and delightful panoramic views across the sea towards Ynys Seiriol (Puffin Island) and Ynys Môn (Isle of Anglesey). Requiring a degree of modernisation, the property presents an excellent opportunity for buyers to create a wonderful family home tailored to their own tastes and requirements. The village itself offers a wide range of amenities including independent shops and businesses, convenience stores, a primary school, beach access, and excellent transport links via the A55 Expressway.

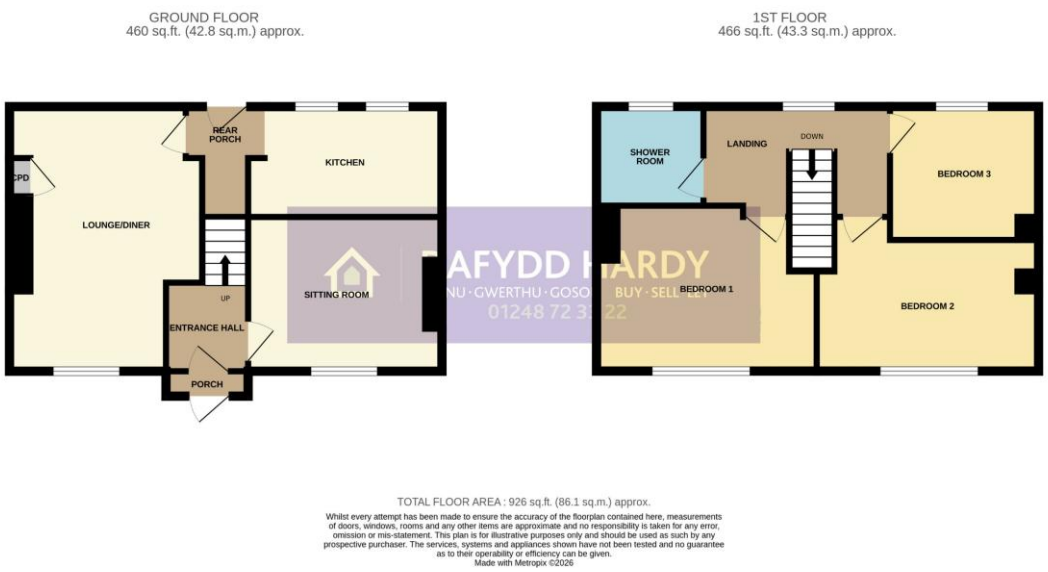
The accommodation briefly comprises an Entrance Porch leading into the Entrance Hall, with stairs rising to the first floor. To the right is the Sitting Room, enjoying pleasant views across the front garden and out towards the coastline and sea beyond. To the left is the spacious Lounge/Diner, featuring a gas fireplace, built-in storage cupboard, and dual aspect windows to the front and rear, creating a bright and airy living space. Located to the rear of the property, and accessed via the rear porch, is the Kitchen, fitted with wood-effect cabinetry, black speckled worktops, space for a freestanding cooker, plumbing for both a washing machine and dishwasher, tiled flooring, and a rear aspect window. The first-floor landing provides access to 3 Bedrooms and the family Shower Room. Bedrooms 2 and 3 are positioned to the right-hand side of the landing, while the principal bedroom is located to the left and benefits from a feature fireplace together with elevated sea views. The shower room is fitted with a shower enclosure, W/C, wash hand basin, and full-height wall tiling.

Externally, the rear garden is arranged over tiers and includes a tarmac pathway, useful outbuilding providing additional storage and utility space, and steps leading to a small sloping lawn enclosed by metal fencing. To the front, a gated entrance with retaining wall and steps leads to a sloping tarmac pathway to the front door, bordered by lawned areas and established shrubs. The pathway continues along the side of the property, providing useful rear access and additional storage space. Further benefits include gas central heating and uPVC double glazing throughout.

Directions

Approaching Llanfairfechan along the A55 from Bangor, take the second exit for the village via the last exit on the roundabout. Take the immediate left turn onto Penmaenmawr Road. Follow this road until the end where you'll turn sharply right onto Pendalar Road. Take the first left onto Penmaenmawr Road and the property is located a short distance up on the right-hand side.

What3Words: aunts.small.musically



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.













Ground Floor	
Porch	
Lounge/Diner	*5.14m x 3.74m (16'10" x 12'3") Max. dimensions*
Sitting Room	*3.79m x 2.87m (12'5" x 9'5") Max. dimensions*
Kitchen	*3.79m x 2.13m (12'5" x 7') Max. dimensions*
Rear Porch	
First Floor	
Landing	
Bedroom 1	*4.27m x 3.21m (14' x 10'6") Max. dimensions*
Bedroom 2	*4.31m x 3.10m (14'2" x 10'2") Max. dimensions*
Bedroom 3	*2.86m x 2.52m (9'5" x 8'3") Max. dimensions*
Shower Room	*2.08m x 1.72m (6'10" x 5'8")*
Outbuilding	

- Semi-Detached Property
- 3 Bedrooms
- 1 Shower Room
- 2 Reception Rooms
- Views Across the Sea & Towards Ynys Môn (Isle of Anglesey)
- Close to Local Amenities
- Front & Rear Gardens with Outbuilding
- Gas Central Heating & uPVC Double Glazing






Disclaimer
Dafydd Hardy Estate Agents Limited, for themselves and the vendor, give notice that: (1) These particulars do not constitute any part of an offer or contract. (2) All statements are made without responsibility on the part of the agent or vendor. (3) No statement is to be relied upon as a representation of fact. (4) Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each statement. (5) Neither the vendor nor the agent, nor any person in their employment, has authority to make or give any representation or warranty in relation to this property. (6) While floorplan accuracy is intended, measurements are approximate and no responsibility is taken for any error or omission. Plans are for illustrative purposes only. (7) Services and appliances have not been tested and no guarantee as to their operability is given. (8) All media, including photography and video, remain the property of the agent and must not be redistributed without prior written permission. Floorplans made with Metropix ©2026