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31 Pendalar, Llanfairfechan, Conwy, LL33 0RB

Asking Price: £155,000

EPC Rating: D

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Summary

A well-proportioned three-bedroom semi-detached home, located within a popular residential area of Llanfairfechan, just moments from the A55 and enjoying sea views from the front garden. This practical and conveniently situated home offers comfortable accommodation throughout, benefitting from gas central heating and uPVC double glazing. The ground floor comprises a kitchen fitted with a range of wall and floor units, a dining room featuring a charming log fireplace, and a living room with patio doors opening out to the rear garden, allowing for plenty of natural light and easy access to outdoor space. To the first floor are three bedrooms, along with a modern shower room, providing functional living for families or those seeking additional space. Externally, the property enjoys a wraparound garden spanning three sides, with mature planting offering a pleasant outdoor environment. A useful outdoor shed provides additional storage.

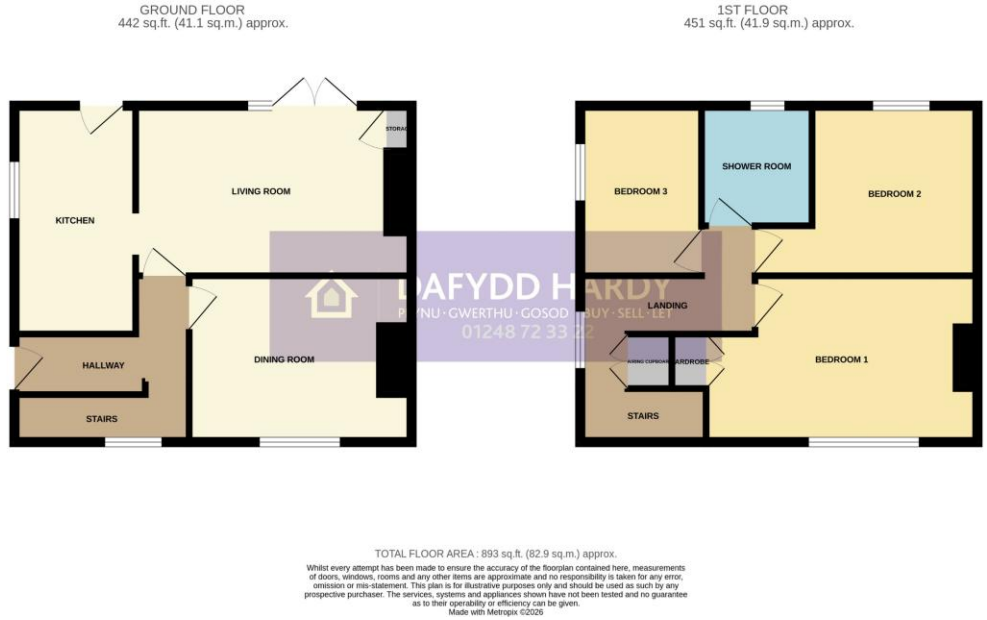
Directions

On reaching junction 15 of the A55 from Bangor, take the second exit at the roundabout for Llanfairfechan and turn immediately left into Penmaenmawr Road. Follow the road to the end then round and up the hill to the right. Continue to follow the road then turn right at the next junction up Pendalar Road and as you approach the top, turn right and the property is located on your left at the top of the hill.

What3Words: liver.barefoot.photocopy

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: D. See EPC report for full information.













Hallway	
Kitchen	*4.06m x 2.15m (13'4" x 7'1") max. dimensions*
Living Room	*4.94m x 3.03m (16'2" x 9'11") max. dimensions*
Dining Room	*3.95m x 2.93m (13' x 9'7") max. dimensions*
First Floor Landing	
Bedroom 1	*4.82m x 2.96m (15'10" x 9'9") max. dimensions L-shaped*
Bedroom 2	*3.03m x 3.9m (9'11" x 12'10") max. dimensions L-shaped*
Bedroom 3	*3.04m x 2.14m (10' x 7')*
Shower Room	*1.96m x 2.12m (6'5" x 6'11")*

- Semi-Detached Home
- Three-Bedroom
- Residential Location
- Sea Views Front Garden
- Wraparound Garden Three Sides
- Close To A55
- Gas Central Heating
- uPVC Double Glazing









Disclaimer
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