DAFYDD HARDY
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Marion, 8 Mount Road, Llanfairfechan, Conwy, LL33 0DW

Asking Price: £185,000

EPC Rating: D

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Summary

A most appealing Semi Detached Period Residence, situated in an elevated position within the coastal village of Llanfairfechan, being within easy reach of village amenities, A55 expressway, scenic seafront and the mountains of the Eryri/Snowdonia National Park. Distant sea views can be enjoyed from the property, especially so from the first floor main bedroom. The property was extended somewhat to the ground floor (new kitchen) some 3 years ago which included a new shower room suite whilst at the same time a new WC and washbasin was installed to the first floor. Also, the front door and front windows where replaced just a matter of months ago (composite door and quality uPVC sash type windows). The interior offers a degree of character yet comes tastefully modernised and well-presented throughout. The lounge and dining room both have wooden flooring and a focal fireplace housing a wood burning stove. The kitchen features contemporary units with a built-in oven, hob, extractor and dishwasher and leads through to the modern shower room. 2 bedrooms reside on the first floor with the convenience of a WC as mentioned above. Externally, to the front is a raised shrubbery garden which extends to the side leading to the main garden to the rear. The rear garden enjoys a pleasant south facing aspect and consists of a raised slate gravelled seating area. There's also a useful garden store. The property comes fitted with uPVC double glazing and gas central heating.

Occupying an elevated position within the scenic village of Llanfairfechan being within easy reach of local amenities, doctor's surgery, primary school, convenience stores as well as the lovely beach and promenade. The village is also opportunely placed for the many alluring bays, sandy beaches and rural attractions to be found in this area of North Wales, easy access enabled via the A55 expressway, including the Eryri/Snowdonia National Park.

Directions

From our Bangor office, follow the A5 out of the city, joining the A55 at junction 11 heading eastbound 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 bearing left into Bryn Road and take the second turning on your left into Mount Road. Proceed up the hill for and on passing the turning on your left for Gorwel you'll find the property just a few yards along on your right hand side.

https://what3words.com/wolves.grant.backhand



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.

Agents Note

The vendor has informed us that the property has C5 usage (second home) this has not been confirmed by the agent.













Lounge	*4.50m x 3.15m (14'9" x 10'4") Max dimensions.*
Dining Room	*4.53m x 2.48m (14'10" x 8'2")*
Kitchen	*3.22m x 3.60m (10'7" x 11'10")*
Shower Room	*2.69m x 2.54m (8'10" x 8'4") Max dimensions.*
Landing	
Bedroom 1	*3.67m x 3.17m (12' x 10'5")*
Bedroom 2	*3.35m x 2.51m (11' x 8'3") Max dimensions.*
WC	
Outbuilding	*2.94m x 3.16m (9'8" x 10'4") Max dimensions.*

- Most Appealing Semi Detached Period House
- Offers Charm Yet Comes Tastefully Modernised
- 2 Bedrooms, Shower Room & Additional WC
- Semi Open Plan Lounge/Dining Room
- Lounge With Focal Fireplace (Wood Burner)
- uPVC Double Glazing & Gas Central Heating
- Contemporary Kitchen With Fitted Appliances
- Far Reaching Sea Views Especially From First Floor
- Pleasant South Facing Rear Garden With Store
- Worthy Of Internal Inspection To Fully Appreciate
- Advantage Of No Onward Chain






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