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Diddosfa, Bryn Road, Llanfairfechan, Conwy, LL33 0RT

Offers Over: £250,000

EPC Rating: D

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Summary

Located within a short walking distance of the Town centre and the primary school, this spacious, Detached, family home is set back from the roadside and offers plenty of space for all the family both inside and out. Built on the site of a former chapel, this attractive home briefly consists of a welcoming Entrance Porch that has a stone finish, made from reclaimed stone of the original chapel. At the end of the long Entrance Hall is a comfortable Lounge with a large bay window and features a real flame gas fire with a polished granite hearth and surround. Off the hallway is a good size modern Kitchen with a slate tiled floor and fitted with a range of white coloured base and wall units, topped with a contrasting black work surface. The Kitchen is also equipped with an electric oven and hob as well as a washing machine point and an access to the side patio area. A separate, dual aspect, Dining room is located on the opposite side of the Hall. Upstairs off a central landing are 3 Bedrooms, made up of 2 generous size Double Bedrooms and a smaller Single Bedroom, all served by a fully tiled Bathroom that is fitted with a white corner “air Jet” bath with an over bath shower unit. A separate Wc is on the opposite side of the landing. The property has a mains Gas Central Heating system and uPVC Double Glazing as well as a set of solar panels that heat the hot water. Outside at the front is a spacious, gated driveway that provides valuable off road parking and access to the Detached Garage. To the side is a manageable size with space for a wide bench where you can sit back and relax in the afternoon sunshine. To the rear is a small cottage garden with a block paved pathway. So if you are looking for a spacious family home in a convenient village location then we highly recommend you book a viewing soon to fully appreciate this delightful home in a great location.

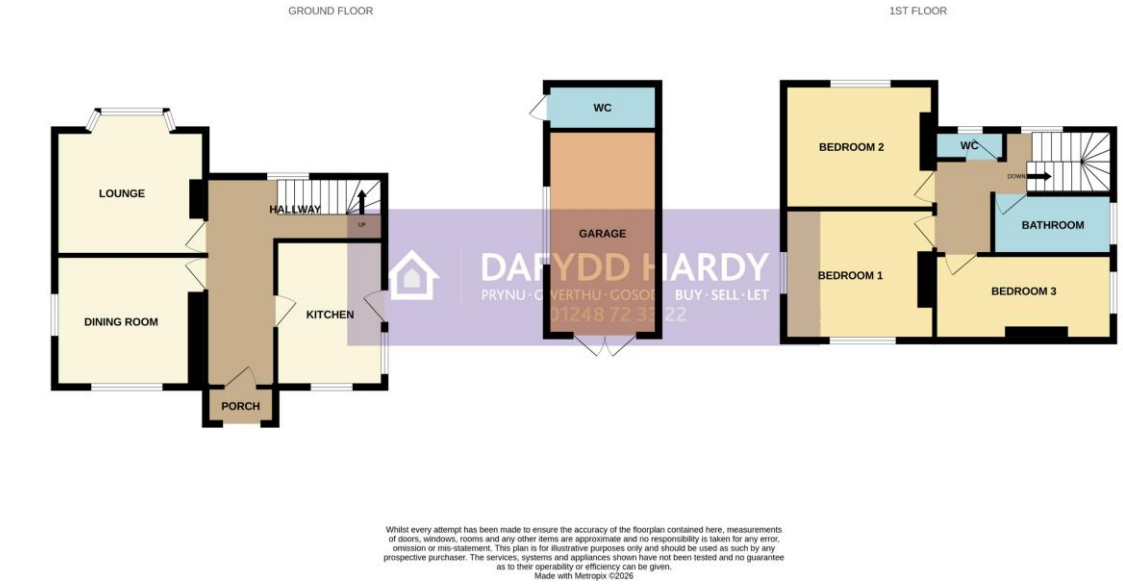
Directions

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” fork, take the left turn and Diddosfa will be on your left.

What3words reference…nicer.adopting.historic

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: D. See EPC report for full information.

Agents Note

The vendor has informed us of the following:
Half of the pull-in area by the entrance is owned by Diddosfa with the other half owned by 1 Bethel Close, the neighbouring property. There is a Deed of Easement waiting to be completed giving a right to the owner of 1 Bethel Close to cross the pull-in by foot and by vehicle and likewise, there is another Deed giving the owner of Diddosfa a right by foot and vehicle to cross over the half owned by 1 Bethel Close. The cost of maintenance of this are is shared 50/50 between both properties.













Porch	
Entrance Hall	
Lounge	*3.62m x 3.45m (11'11" x 11'4") max dimensions*
Dining Room	*3.62m x 3.16m (11'11" x 10'4") max dimensions*
Kitchen	*2.61m x 3.51m (8'7" x 11'6")*
First Floor Landing	
Bedroom 1	*3.62m x 3.16m (11'11" x 10'4") max dimensions*
Bedroom 2	*3.62m x 3.01m (11'11" x 9'11") max dimensions*
Bedroom 3	*4.29m x 2.06m (14'1" x 6'9") max dimensions*
Bathroom	*2.90m x 1.45m (9'6" x 4'9")*
Garage	*2.69m x 4.93m (8'10" x 16'2")*
Wc	*2.69m x 1.11m (8'10" x 3'8")*

- Attractive Detached Family Home
- Close To The Village Centre
- Spacious Lounge
- Modern Kitchen
- Separate Dining Room
- 3 Bedrooms & Fully Tiled Bathroom
- Detached Garage & Off Road Parking
- Manageable Size Garden
- Viewing Highly Recommended






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