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**5B Station Road, Llanfairfechan, Conwy, LL33 0AL**

Asking Price: £125,000

EPC Rating: C

# 5B Station Road, Llanfairfechan, Conwy, LL33 0AL

## Summary

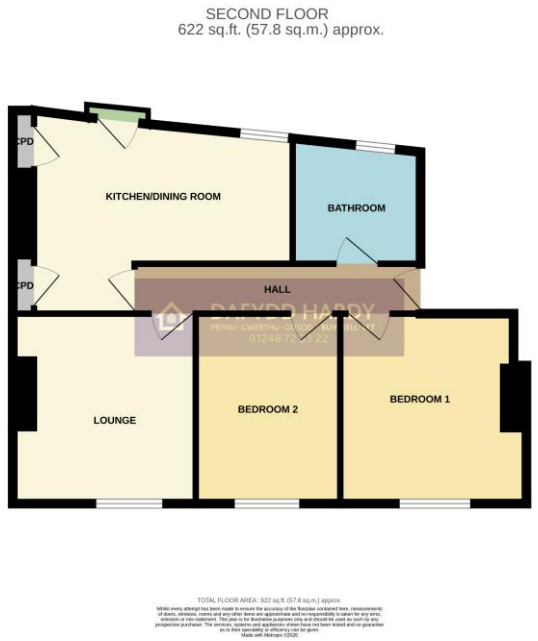
Situated in a highly convenient central position within the popular coastal village of Llanfairfechan is this spacious 2 Bedroomed Second Floor Apartment, perfect for the first time buyer for sure and ideal for village amenities, train station, A55 and scenic seafront. The apartment is situated within an appealing 3 storey period property, the ground floor being commercial (Barbers). The accommodation offers reasonably sized rooms throughout with the kitchen providing ample dining space whilst having a door with Juliet balcony opening to the rear which overlooks woodland and river. The fully tiled bathroom comes fitted with a modern 3 piece suite with separate shower. The property comes fitted with secondary glazing to the front and uPVC double glazing to the rear and served by and a gas central heating system.

Llanfairfechan is a picturesque village located along the North Wales coast, sandwiched between the wooded foothills of the Eryri National Park (Snowdonia) and the beautiful coastline. The village offers a range of amenities with a good number of independent shops and includes a medical centre, primary school and pubs. The promenade and seafront is popular with locals and visitors alike with café's, leisure facilities, a boating pond, sailing club and nature reserve. There is also a golf course, mainline railway station, regular bus service and the A55 expressway for your convenience.

## Directions

From our Bangor office, proceed along the High Street bearing right at the traffic lights towards the train station. Keeping right, bear right again at the next set of lights onto Deiniol Road and continue on this route past the swimming pool and onwards in the direction of Bethesda/Betws Y Coed. Join the A55 at junction 11 towards Llandudno exiting at junction 14 signposted Llanfairfechan. Continue to the centre of the village turning left at the traffic lights into Station Road towards the Promenade and proceed for approximately 50 yards where the property can be found on your left hand side.

**https://what3words.com/waking.shows.stilted**




## 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 to leasehold with 987 years remaining from 2026. Vacant possession upon completion of sale. Vendor's solicitors should confirm title.

***Annual Ground Rent:*** *£25*

## Council Tax Band

The property is council tax band A.

## Energy Performance Rating

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


M.SALAH
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GERRARD
8











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|---|---|
| **Entrance Hall** | |
| **Lounge** | *3.39m x 3.54m (11'1" x 11'7")* |
| **Kitchen/Dining Room** | *5.19m x 3.78m (17' x 12'5") Max: L-shaped room.* |
| **Bedroom 1** | *3.44m x 3.25m (11'3" x 10'8") Max dimensions.* |
| **Bedroom 2** | *2.68m x 3.55m (8'10" x 11'8")* |
| **Bathroom** | *2.43m x 2.01m (8' x 6'7") Max dimensions.* |

- Spacious Second Floor Apartment
- Situated In An Appealing Period Property
- 2 Bedrooms & Modern Bathroom
- Secondary Glazing & Part uPVC Double Glazing
- Gas Fired Central Heating System
- Overlooks Woodland & River To Rear
- Excellent Location For Local Amenities
- Within Easy Reach Of Seafront & A55
- Ideal Purchase For The First Time Buyer






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