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Flat 1 Fron Helyg, Park Crescent, Llanfairfechan, Conwy, LL33 0BE

Offers in the region of: £150,000

EPC Rating: D

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Summary

Situated just a short stroll from the scenic promenade and a host of village amenities is this Ground Floor Apartment & Basement, located within the popular coastal village of Llanfairfechan. The property forms part of a handsome period residence, offering much originality and period features. The layout is somewhat quirky with irregular shaped rooms, making this an interesting proposition. The lounge is impressive with its high coved ceiling and deep bay window, there's a reasonably modern galley style kitchen (built-in oven, hob and extractor), 3 bedrooms, contemporary fully tiled shower room and a useful study/store room to the first floor extension. Located within the basement is a further self-contained unit which has been utilised as accommodation in the past and comprises a living room/bedroom, kitchen and shower room. Externally, to the rear is a patio area and the steps leading to the basement. Also to the rear is a further enclosed courtyard. From the front communal hallway there is pedestrian access across the garden to the roadside of Park Crescent North. The property comes fitted with uPVC double glazing and gas central heating.

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 proves ever popular with café's, leisure facilities, 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 signposted Llandudno exiting at junction 14 signposted Llanfairfechan. Continue to the centre of the village turning left at the traffic lights onto Station Road and follow this road towards the Promenade for approximately 350 yards turning right into Park Crescent (one way). Follow the road for approximately 60 yards where you'll find the entrance to the property on your left hand side.

https://what3words.com/chip.cities.headings



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 a 990 year lease from 2017. Vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Ground Rent: £0.
Service Charge: £0.

Agents Notes

We have been informed by the vendor that an occasional contribution is required towards the garden maintenance.

Council Tax Band: The property is council tax band B.













GROUND FLOOR APARTMENT

Rear Entrance Hall	
Shower Room	*2.45m x 2.26m (8' x 7'5") Max dimensions.*
Kitchen	*1.86m x 5.65m (6'1" x 18'6") Max dimensions.*
Lounge	*5.36m x 5.53m (17'7" x 18'2") Irregular shaped room measured into bay.*
Bedroom 1	*3.23m x 3.27m (10'7" x 10'9")*
Bedroom 2	*2.94m x 3.60m (9'8" x 11'10") Max dimensions.*
Bedroom 3	*3.54m x 2.06m (11'7" x 6'9") Max dimensions.*
First floor study/store room	*1.87m x 3.45m (6'2" x 11'4") Max dimensions.*
BASEMENT APARTMENT	
Kitchen	*2.50m x 2.98m (8'2" x 9'9") Max dimensions.*
Hallway	
Living Room/Bedroom	*3.58m x 5.12m (11'9" x 16'10") Irregular shaped room measured into bay.*
Shower Room	

- Ground Floor Apartment & Basement
- Situated Within A Handsome Period Property
- Quirky Interior With Irregular Shaped Rooms
- 3 Bedrooms & 2 Shower Rooms
- uPVC Double Glazing & Gas Central Heating
- 2 Separate Enclosed Rear Yard/Patio Areas
- Convenient For Scenic Seafront & Village Amenities
- An Ideal Purchase For The First Time Buyer
- A Versatile Dwelling – Internal Viewing Essential






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