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29 Gorwel, Llanfairfechan, Conwy LL33 0DT

Asking Price: £230,000

EPC Rating: D

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Summary

Set in a popular residential part of Llanfairfechan, just a short walk away from a variety of shops and cafes, the beach and a mainline railway station, Detached Dormer Bungalow offers a great deal of space both inside and out. The well-designed accommodation briefly consists of a small Entrance Porch that leads to an “L” shaped Hallway, with all the rooms leading off it. At the front is a light and spacious Lounge/Diner with a real flame gas fire with a tiled surround, and a dual aspect that offers views of both the mountains and the coastline. Further along the Hallway is a square shaped Kitchen that is fitted with a range of cream coloured base and wall units, topped with a marble effect work surface and is equipped with a gas cooker point. Completing the ground floor are 2 good size Double Bedrooms, both served by a modern, part tiled shower room with a separate Wc. Upstairs within the roof space is a good size Double Bedroom with far reaching views across the surrounding hillside towards the Menai strait and Anglesey in the distance. In addition, off the Landing are 2 large storage areas. The property has a mains Gas Central Heating system as well as uPVC Double Glazing throughout. Outside at the front is an open garden area with a well-kept lawn and a variety of flowering shrubs and bushes. To the side is a long concreted driveway that provides valuable off road parking for 2 or more vehicles as well as access to the attached Single Garage that is fitted with an electric garage door. So if you are looking for a more spacious home with a large garden and a sea view… book a viewing soon to be the first to fully appreciate this great opportunity in a highly sought after location.

Directions

From our Bangor office, take the A55 eastbound. Take the turning for Llanfairfechan. At the crossroads in the centre of the village, take the right hand turn. Follow the road past the coop supermarket, bearing right. At the Fork take the left turn up the hill. The Gorwel residential estate will be signposted on your left. Take the left turn and follow the road up the hill where the road bears to the right, continue up the hill and number 29 will be on your left.

What3words reference…paddle.dares.incurring

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.













Entrance Hall	
Lounge/Diner	*7.01m x 3.98m (23' x 13'1") max dimensions*
Kitchen	*3.00m x 2.70m (9'10" x 8'10") max dimensions*
Bedroom 1	*3.71m x 3.66m (12'2" x 12') max dimensions*
Bedroom 2	*2.93m x 3.66m (9'7" x 12') max dimensions*
Shower Room	*2.00m x 1.59m (6'7" x 5'3")*
Wc	*2.00m x 0.85m (6'7" x 2'9")*
First Floor Landing	
Bedroom 3	*2.72m x 4.84m (8'11" x 15'11") max dimensions*
Storage	*2.00m x 4.75m (6'7" x 15'7")*
Garage	*3.66m x 5.35m (12' x 17'7") max dimensions*

- Spacious Detached Dormer Bungalow
- Generous Size Dual Aspect Lounge/Diner
- Modern Fully Fitted Kitchen
- 3 Double Bedrooms (2 On The Ground Floor)
- Contemporary Shower Room
- Off Road Parking For 2 Or More Vehicles
- Attached Single Garage
- Gas Central Heating & uPVC Double Glazing
- Views of the Mountains & The Sea
- Enclosed Rear Garden






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