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15 Gorwel, Llanfairfechan, Conwy, LL33 0DS

Offers in the region of: £265,000

EPC Rating: C

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Summary

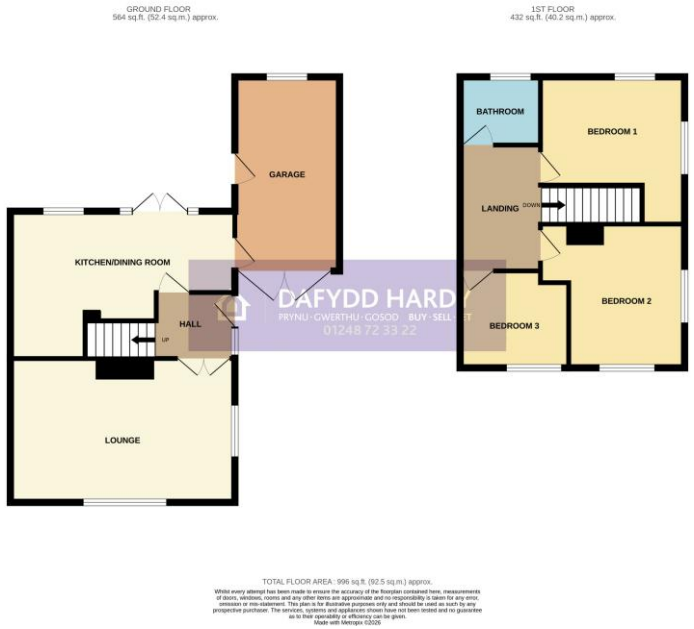
Enjoying a most pleasing westerly aspect from its superb elevated location offering panoramic sea and countryside views is this spacious 3 Bedroomed Semi Detached Family House, located in a popular and established residential setting within the charming coastal village of Llanfairfechan. The property offers a light and bright dual aspect lounge (with views) and a modern kitchen with space for dining purposes plus patio doors opening to the rear garden. 3 bedrooms reside on the first floor served by a contemporary 3 piece suite bathroom with shower over bath (new in 2023). Externally, to the front is a lawned garden with established shrubbery borders and a driveway to the side offering off road parking. The drive leads to a useful attached Garage that's fitted with power/light and plumbing for washing machine. To the rear is a spacious paved patio with steps leading up to a raised lawned garden with a timber decked seating area. The property comes fitted with uPVC double glazing and gas central heating (a new boiler was installed in 2023).

Occupying an elevated position with a spectacular mountainous backdrop overlooking the scenic village of Llanfairfechan being within easy reach of the many local amenities, including a doctor's surgery, primary school, convenience stores and public houses 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.

Directions

From our Bangor office, follow the A5 out of the city joining the A55 at junction 11 eastbound in the direction of Llandudno. Exit at junction 14 signposted Llanfairfechan and continue to the centre of the village turning right at the traffic lights into village road. Follow this route up the hill bearing left into Bryn Road and take the first left turning into Gorwel. Follow the road up the hill until you reach the top where you'll find the property on your left hand side.

https://what3words.com/disband.stag.grudging



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: C. See EPC report for full information.













Entrance Hall	
Lounge	*5.58m x 3.58m (18'4" x 11'9")*
Kitchen/Dining Room	*5.58m x 3.67m (18'4" x 12') Max dimensions.*
Landing	
Bedroom 1	*3.58m x 2.67m (11'9" x 8'9")*
Bedroom 2	*2.83m x 3.63m (9'3" x 11'11")*
Bedroom 3	*2.66m x 2.41m (8'9" x 7'11") Max dimensions.*
Bathroom	*1.87m x 1.67m (6'2" x 5'6")*
Garage	*2.60m x 4.85m (8'6" x 15'11")*

Agents Note:

I*t has been brought to our attention that the land located immediately to the east and adjacent to Gorwel is subject to a planning application for residential development. Whilst the application has been rejected, it is undergoing appeal. For more information please contact our Bangor office.*

- Modernised Semi Detached Family House
- 3 Bedrooms & Contemporary Bathroom
- Dual Aspect Lounge With Superb Views
- Kitchen/Dining Room With Patio Doors
- uPVC Double Glazing & Gas Central Heating
- Lawned Gardens & Patio Front & Rear
- Off Road Parking & Useful Attached Garage
- Established Residential Setting In This Popular Village
- Within Easy Reach of Local Amenities, Seafront & A55
- Elevated Position With Far Reaching Sea Views






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