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2 Bryn Coed Terrace, Mount Road, Llanfairfechan, Conwy LL33 0DP

Asking Price: £190,000

EPC Rating: D

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Summary

Set in an elevated position, above the popular coastal village of Llanfairfechan, this traditional Mid Terrace Cottage is most definitely the one to put at the very top of your viewing list. Built from local stone and slate, the accommodation briefly consists of welcoming Entrance Hall that is fitted with a red quarry tile floor that continues through to the kitchen and bathroom with the lounge having wooden flooring. To the side is a light and spacious Lounge with a large Bay window and a central fireplace with a cast iron log burner that sits neatly upon a slate hearth. Adjacent to the Lounge is a similar sized Kitchen/diner that features a beautiful, original fireplace and a small range of cream coloured base units with a porcelain butler sink. Beyond the Kitchen/Diner is a part tiled Bathroom that has a white bath suite with an over bath shower unit. Completing the ground floor is a small hall with access to the rear garden. Upstairs off a central landing are 3 Bedrooms, made up o2 good size Double Bedrooms and a smaller Single Bedroom. The property has a mains Gas Central Heating system as well as uPVC Double Glazing throughout. Outside at the front is a generous size gravel garden, whilst to the rear is a delightful, enclosed garden with a variety of evergreen bushes and flowering plants, as well as a concreted patio area that captures the sunshine for most of the day. We highly recommend you book a viewing to fully appreciate this delightful in a most desirable 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. Continue up the hill for a short distance then take the left turning for Mount Road, follow the road for a short distance and then turn left for Gorwel and number 2 Bryn Coed will be immediately on your right.

What3words reference…viewer.marketing.signs



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 C.

Energy Performance Rating

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

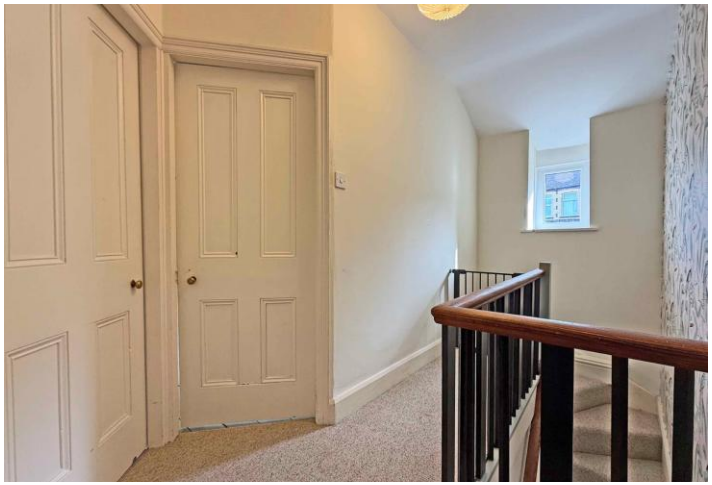












Set in the popular village of Llanfairfechan and within walking distance of all the amenities, this Traditional Mid Terrace, 3 Bedroom, cottage is tastefully presented and ready for you to move straight into.

Entrance Hall	
Lounge	*3.48m x 3.46m (11'5" x 11'4") max dimensions*
Kitchen/Diner	*3.81m x 3.13m (12'6" x 10'3") max dimensions*
Hall	
Bathroom	*2.44m x 1.61m (8' x 5'3")*
First Floor Landing	
Bedroom 1	*3.15m x 3.35m (10'4" x 11') max dimensions*
Bedroom 2	*2.81m x 2.81m (9'3" x 9'3") max dimensions*
Bedroom 3	*1.85m x 2.83m (6'1" x 9'3") max dimensions*

- Traditional Mid Terrace Cottage
- Long Entrance Hall
- Spacious Lounge
- Kitchen/Diner
- Ground Floor Bathroom
- 3 Bedrooms
- Delightful Front & Rear Gardens
- Gas Central Heating
- uPVC Double Glazing
- Viewing Highly Recommended






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