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2 Greenfield Terrace, Llanfairfechan, Conwy, LL33 0UD

Offers Over: £130,000

EPC Rating: To be confirmed

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Summary

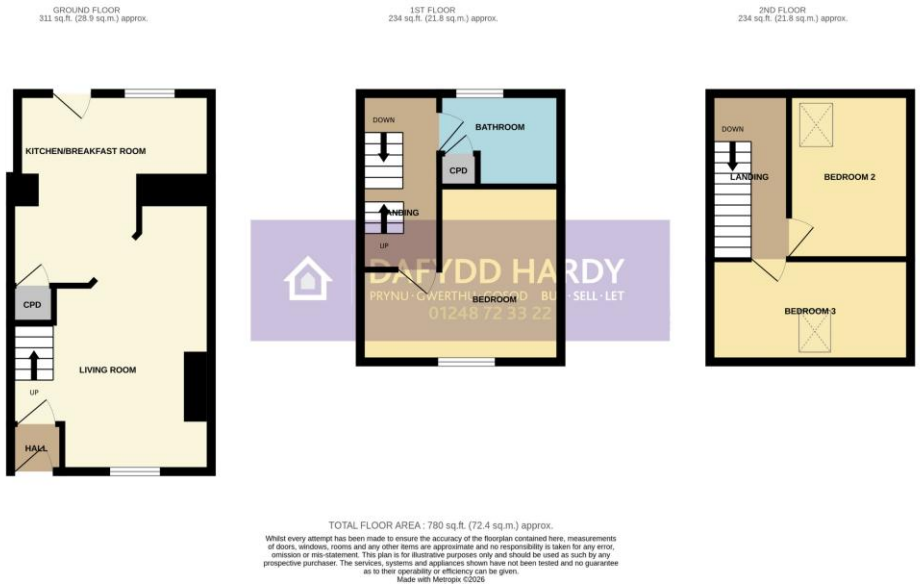
If you're a first time buyer, look no further – here we have an a reasonably spacious 3 Storey Mid Terrace House situated in an established residential setting in the scenic coastal village of Llanfairfechan, being within easy reach of village amenities, primary school, A55 expressway and scenic seafront. From the upper levels there are fine views of the surrounding countryside, mountains and sea. The property offers an attractive living room leading through to a breakfast kitchen. The principal bedroom resides on the first floor served by a 3 piece suite bathroom with shower over bath. A further flight of stairs off the landing leads to 2 further bedrooms, integral to the functioning of the entire accommodation. The property has recently been redecorated throughout but will require a degree of modernising and updating. Externally, to the rear is an enclosed paved garden area with gated access to a shared pathway. The property comes fitted with uPVC double glazing (the rear door being timber) and gas central heating.

Llanfairfechan offers a host of local amenities and shops, a doctor's surgery and primary school as well as a 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, including the Eryri/Snowdonia National Park.

Directions

From our Bangor office, follow the A5 out of the city, joining the A55 at junction 11 heading eastbound in the direction of Llandudno and exiting at junction 14 signposted Llanfairfechan. Continue to the centre of the village turning right at the traffic lights into village road. Follow this road bearing right where the road forks and proceed up the hill and on passing the Penybryn Hotel on your right, turn left into Pen Y Bryn. Greenfield Terrace is on your left with number 2 being the second house along on your left hand side.

https://what3words.com/easels.soaps.squashes



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 B.

Energy Performance Rating

The property has the following EPC rating: To be confirmed. See EPC report for full information.













Are you a first time buyer? Get yourself down here pronto! An excellent choice is this 3 Storey Mid Terrace House situated within the scenic coastal village of Llanfairfechan, being within easy reach of village amenities, primary school, A55 expressway and seafront.

Entrance Hall	
Living Room	*4.03m x 5.40m (13'3" x 17'9") Max dimensions.*
Kitchen/Breakfast Room	*3.93m x 3.86m (12'11" x 12'8") Max dimensions.*
Landing	
Bedroom 1	*4.03m x 3.52m (13'3" x 11'7") Max dimensions.*
Bathroom	*2.40m x 1.82m (7'10" x 6') Max dimensions.*
Second Floor Landing	
Bedroom 2	*4.06m x 2.06m (13'4" x 6'9")*
Bedroom 3	*2.44m x 3.11m (8' x 10'2")*

- 3 Storey Mid Terrace House
- 3 Bedrooms
- Living Room & Breakfast Kitchen
- Double Glazing & Gas Central Heating
- Enclosed Rear Patio Garden
- Sea & Mountain Views From Upper Levels
- A Degree Of Modernising Required
- Recently Painted & Decorated
- Convenient For Village Amenities & A55
- Perfect For The First Time Buyer






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