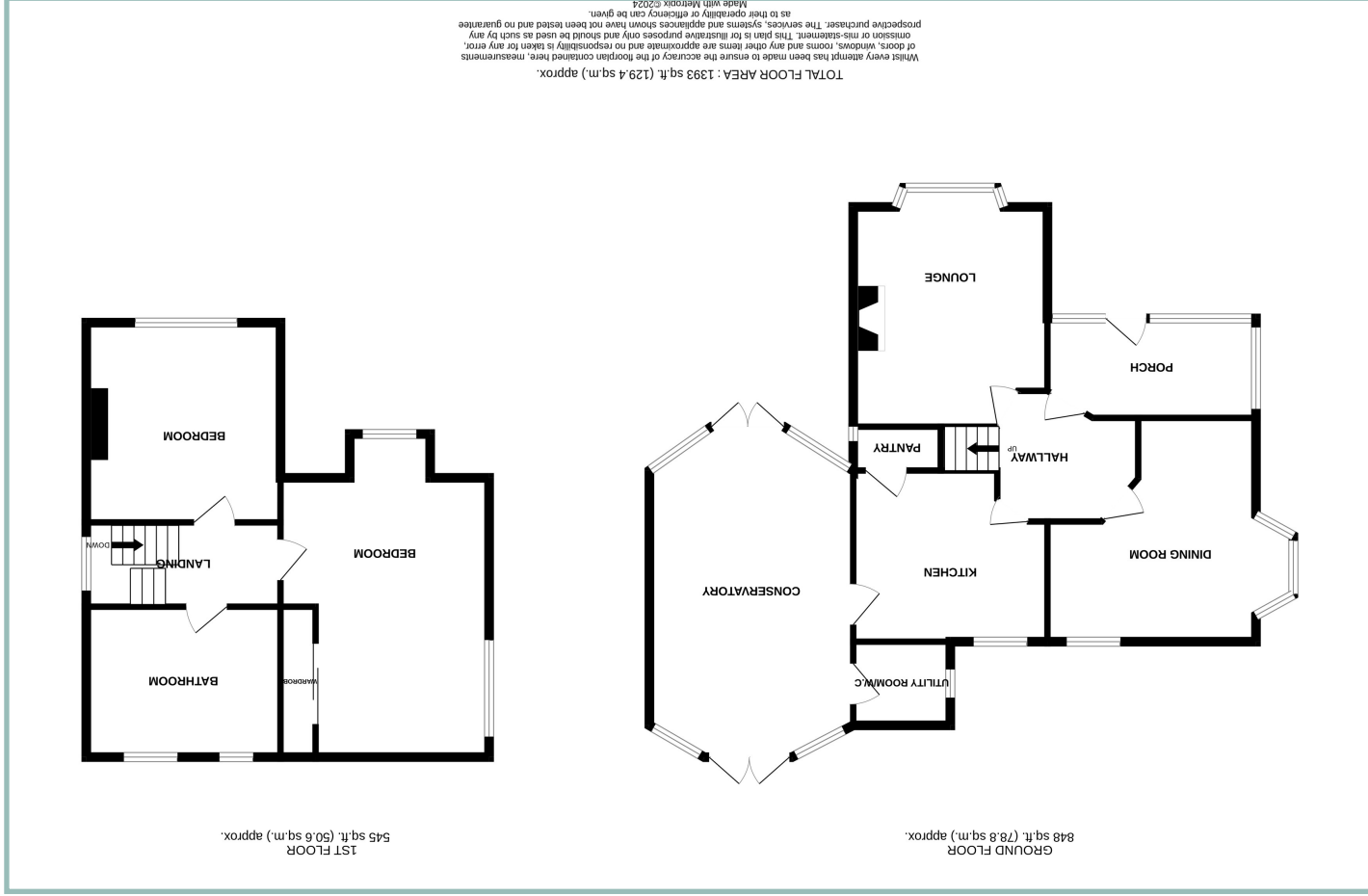


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



Two Bedroom Detached Home In A Highly Desirable Location

Description

Situated in a slightly elevated position on the outskirts of the village is Hillsbrow, an attractive detached Arts & Crafts home built circa 1928. This lovely detached two double bedroom home enjoys superb views from all aspects over the sea, Anglesey, Puffin Island, stunning sunsets, open countryside and the mountains and occupies a large plot at the end of a private road.

The current owners have sympathetically refurbished the property over the last twenty years creating a warm and inviting home with modern living in mind.

The well planned and immaculately presented accommodation comprises: Entrance porch with original tiled floor, hallway, lounge with a Vega Edge 5KW wood burning stove for those colder winter evenings, double aspect dining/sitting room with bay window, recently fitted modern kitchen with Quartz work tops and Bosch integrated appliances to include: dishwasher, microwave, induction hob and oven, space for a fridge and freezer and a walk in pantry. A double aspect conservatory provides an ideal entertaining space with double doors to both the front and rear garden and a utility room/W.C with space and plumbing for a washing machine.

To the first floor: Good size landing, master bedroom with built in mirrored wardrobes and a second double bedroom and large four piece bathroom with freestanding bath and double shower cubicle. UPVC double glazing and gas fired combination boiler.

To the outside the property is accessed via two foot gates and a double gated driveway which provides access onto a large driveway ideal for multiple vehicles, motorhome or boat, good size garage with power and light. The front garden is mainly laid to lawn with a flagged patio seating area from which to enjoy the stunning views. A timber gate provides access into the rear garden which is mainly laid to lawn with three flagged seating areas, timber shed and greenhouse.

- * BEAUTIFULLY PRESENTED DETACHED TWO BEDROOM ARTS & CRAFTS HOME
- * SITUATED ON THE EDGE OF THE VILLAGE
- * ENJOYS THE MOST SUPERB VIEWS
- * EASY ACCESS TO THE VILLAGE CENTRE, LOVELY MOUNTAIN WALKS AND THE BEACH
- * OCCUPIES A LARGE PLOT WITH AMPLE DRIVEWAY & GARAGE
- * VIEWING ESSENTIAL TO APPRECIATE THE QUALITY AND POSITION
- * FREEHOLD

Porch

12' 9" x 6' 1" 3.88m x 1.85m

Hallway

7' 1" x 7' 9" 2.16m x 2.36m



2 Bedroom Detached Home

Hillsbrow
Voel Road
Penmaenmawr
LL34 6YW

£535,000

Reference Number: FP7931
23/1/2024

Fletcher & Poole,
3 Lancaster Square,
Conwy LL32 8HT

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 583100
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

Location

Situated on the edge of the village of Penmaenmawr with its range of shops, primary school and bus/rail services. The A55 coastal road provides access to the University City of Bangor (approximately 10 miles) and also eastwards to the towns of Conwy, Llandudno, Colwyn Bay and beyond.

Directions

From our Conwy office proceed in the direction of the A55 Bangor. Take the second exit off signposted Penmaenmawr. Proceed along Conway Road to the shops, turn left onto Fernbrook Road, second right onto Merton Park, at the T junction turn left then second right onto Mountain Lane, second left onto Voel Road. Proceed to the end where Hillsbrow can be found on the right.

Council Tax Band: D (provided on www.voa.gov.uk)

Energy Efficiency Rating: TBC



Two Bedroom Detached Home In A Highly Desirable Location

Lounge

14' 5" x 11' 11" 4.39m x 3.63m

Dining Room

15' 1" x 13' 9" 4.60m x 4.19m



Kitchen

10' 7" x 11' 11" 3.22m x 3.63m

Conservatory

21' 5" x 12' 6" 6.53m x 3.81m



Utility Room/W.C

5' 11" x 5' 2" 1.80m x 1.57m



Landing

11' 11" x 5' 5" 3.63m x 1.65m

Bedroom One

16' 8" x 13' 3" 5.08m x 4.04m



Bedroom Two

12' 4" x 11' 11" 3.76m x 3.63m



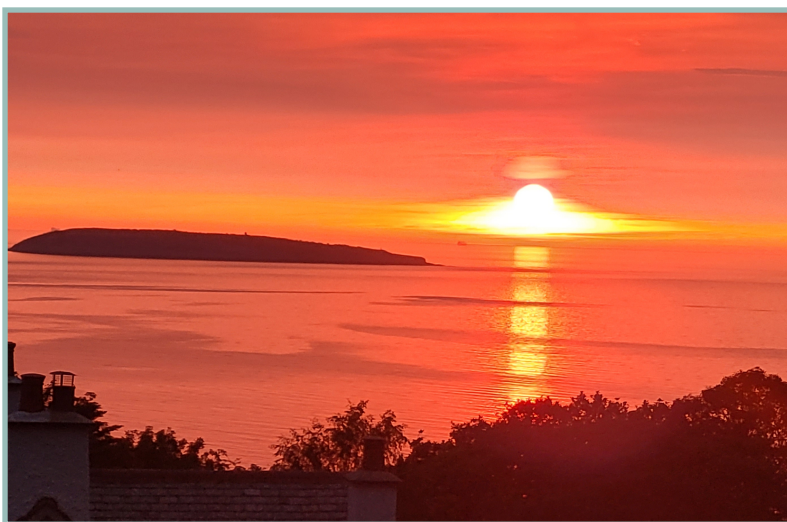
Bathroom

10' 8" x 9' 2" 3.25m x 2.79m



Garage

18' 11" x 15' 10" 5.77m x 4.82m



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