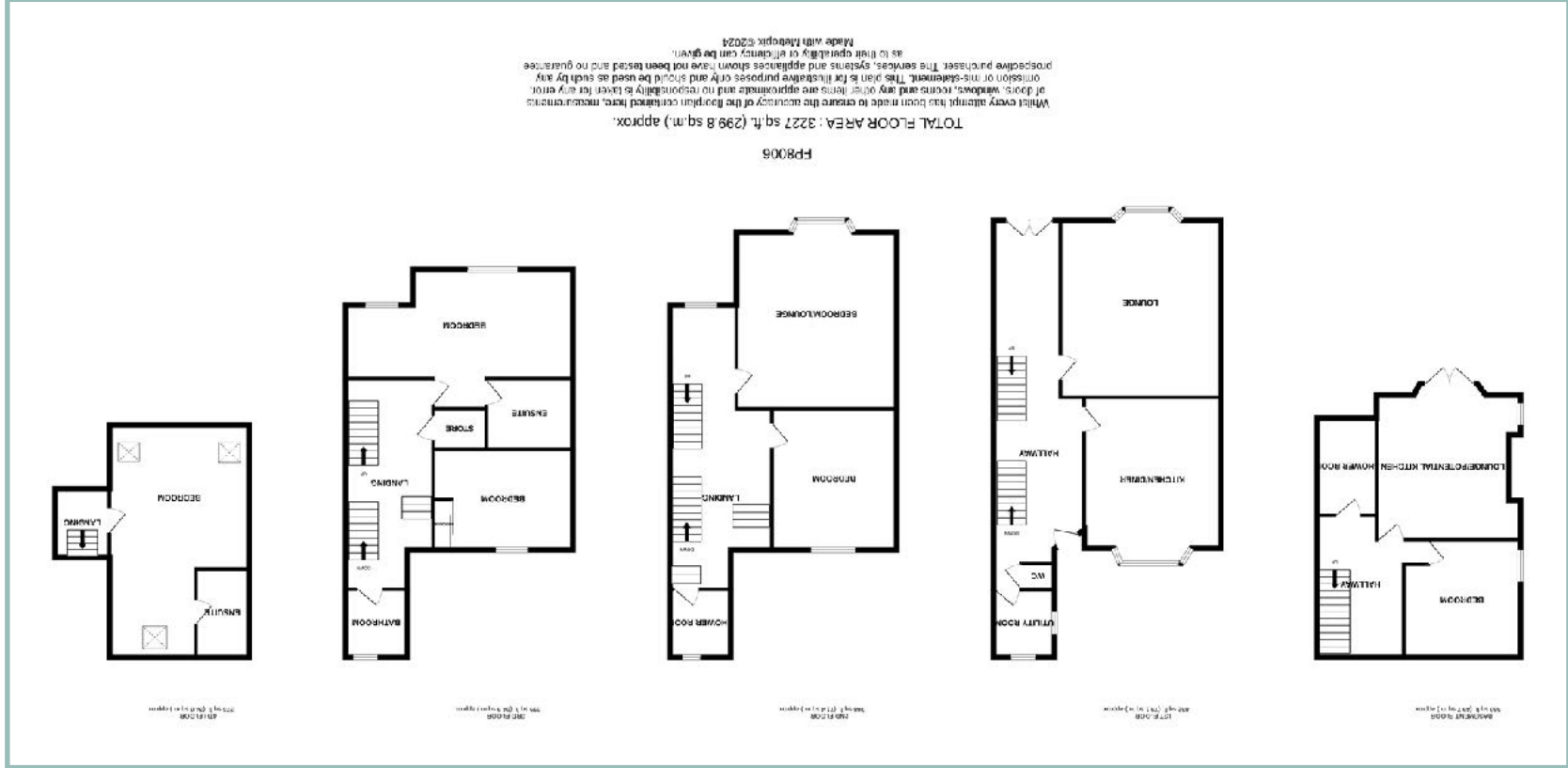


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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](http://www.fletcherpoole.com)

**Fletcher & Poole**  
DIAMOND COLLECTION



# Five Storey, Six Bedroom Fully Refurbished Victorian Semi Detached Home

## Description

A fully refurbished five storey, six bedroom semi detached Victorian property enjoying superb far reaching views over the sea, Isle of Anglesey, Puffin Island and the lovely sunsets.

The property occupies a good size plot with gated driveway, garage and landscaped gardens. The current owner bought and renovated the property to an exceptionally high standard for his own family, however due to a change in circumstances, the property is now for sale.

The accommodation is laid over five floors with the lower floor benefitting from it's own external door thus allowing it to be used as a self contained annex ideal for a dependant relative or potential income opportunity (kitchen plumbed & wired ready for kitchen installation). From the main hallway there is access into a good size hallway with W.C and utility room with space and plumbing for a washing machine and dryer combined and also houses the boiler and separate pressurised hot water cylinder. Lounge/dining room with exposed Timber mantel and slate hearth, modern fully fitted kitchen with Bosch induction hob, Bosch Microwave and Bosch Oven, wine cooler, Kenwood integrated dishwasher, two Grundig fridge/freezers and pull out refuse/recycling unit.

A turned staircase with graphite grey balustrade and white spindles leads to the first floor accommodation: Split landing, bedroom/potential lounge with bay window and contemporary wall mounted electric fire and a second double bedroom and modern shower room. To the second floor: Split landing with storage cupboard, a third double bedroom, modern bathroom and a fourth bedroom with ensuite modern shower room and dressing area. To the third floor: Landing and a fifth bedroom with ensuite shower room.

To the lower ground floor there is an internal door off the main hallway with staircase down to a hall area, lounge/diner with the potential to install a kitchen area or could be bedroom number seven with double doors to the front garden, bedroom six and modern shower room.

Newly installed UPVC double glazing and Ideal gas fired boiler with pressurised hot water cylinder. The property benefits from a new roof at the front of the house and the garage and fully insulated floors and walls.

To the outside the property is accessed via an electric gate to the gravelled driveway which allows parking for several vehicles also ideal for a caravan or motorhome, garage with electric door, power, light and a rear door. The good size front garden is mainly laid to lawn with a flagged pathway and large flagged patio area, steps at the side lead to the rear courtyard area which has steps and a glazed balustrade to the gated access onto Penmaenmawr Road.

- \* SUBSTANTIAL SIX/SEVEN BEDROOM SEMI DETACHED VICTORIAN HOME
- \* RENOVATED TO A VERY HIGH STANDARD
- \* ENJOYS FAR REACHING VIEWS
- \* LARGE SPACIOUS ROOMS WITH HIGH CEILINGS
- \* VERSATILE ACCOMMODATION WITH THE POTENTIAL FOR A SELF CONTAINED ANNEX
- \* DRIVEWAY PARKING AND DETACHED GARAGE
- \* NO CHAIN
- \* FREEHOLD



6 Bedroom Semi Detached Home

Glan Menai  
Park Crescent  
Llanfairfechan  
Post Code For Front Of House: LL33 0AU  
Post Code For Back Of House, Penmaenmawr Road: LL33 0NY

**£599,950**

Reference Number: FP8006

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

Registered Company  
Number 4687367

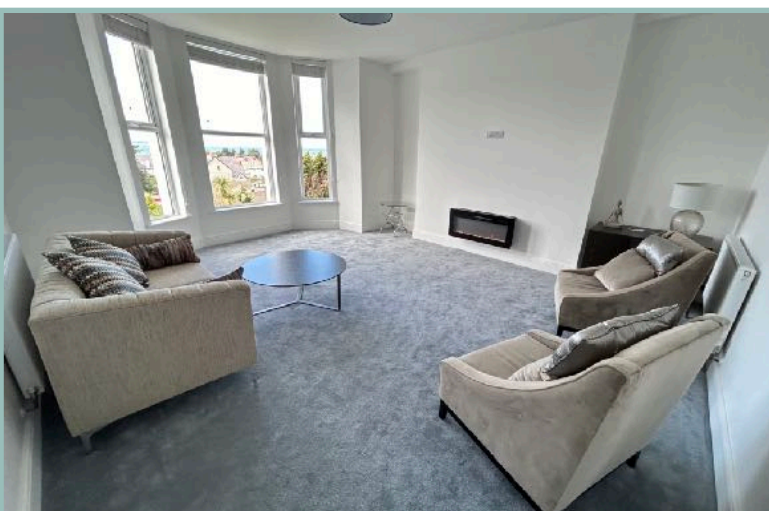
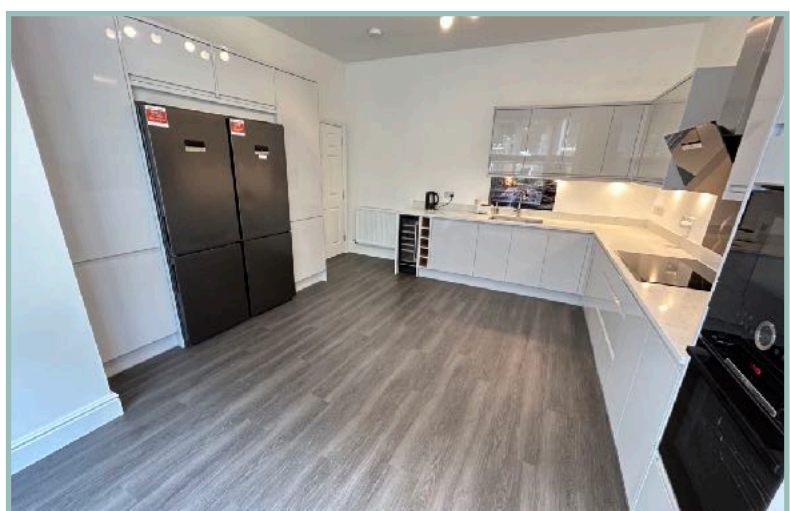
## Valuation

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](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



## Location

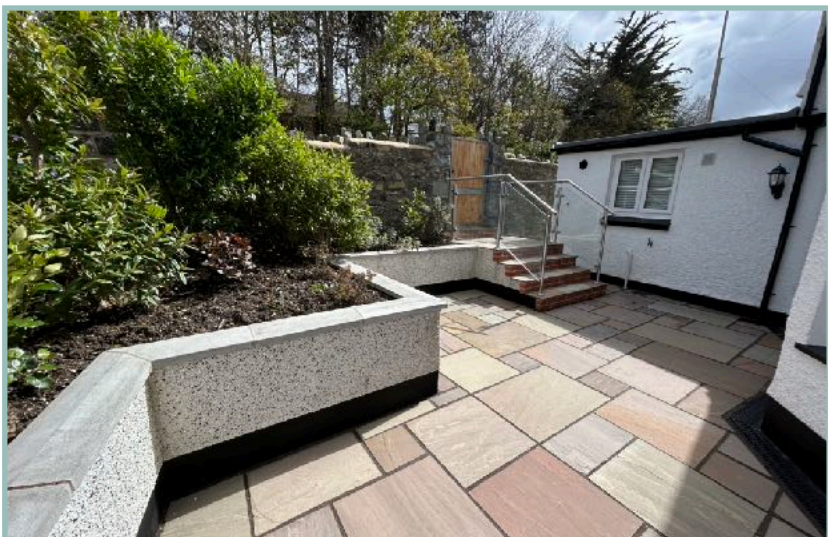
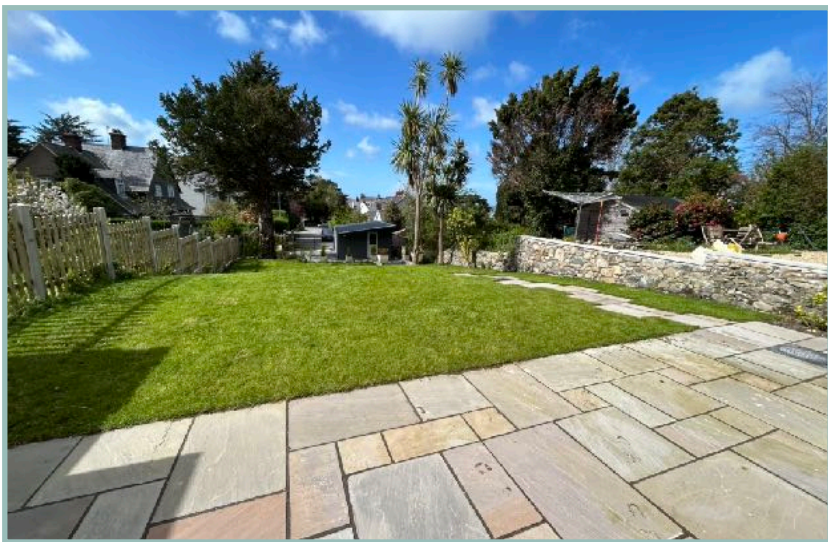
Glan Menai is located close to the centre of the village of Llanfairfechan, which benefits from a range of local shops, medical centre, library, beautiful sandy beach and nine hole golf course. It is approximately 7 miles from the walled town of Conwy and 8 miles from the University of Bangor.

## Directions

From our Conwy office proceed along the A55 in the direction of Bangor. Take the third exit off for Llanfairfechan. Proceed into the village where Glan Menai House can be found on the right before the traffic lights (this is to the rear of the property).

Council Tax Band: F (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: TBC



# Five Storey, Six Bedroom Fully Refurbished Victorian Semi Detached Home

## ANNEX

### Lounge/Kitchen

14' 7" max x 14' 9" 4.44m x 4.49m

### Hallway

14' x 10' max 4.26m x 3.05m

### Bedroom

12' 9" x 11' 11" 3.88m x 3.63m

### Shower Room

9' 10" x 6' 1" 3m x 1.85m

## MAIN HOUSE

### Hallway

31' 1" x 11' 9" 9.47m x 3.58m

### W.C

3' 5" x 2' 7" 1.04m x 0.78m

### Utility Room

6' 2" x 6' 10" 1.87m x 2.08m

### Kitchen/Diner

16' 11" x 13' 10" 5.15m x 4.21m

### Lounge

19' 1" x 16' 3" 5.82m x 4.95m

### Landing

25' x 6' 8" 7.62m x 2.03m

### Shower Room

7' 1" x 5' 2" 2.16m x 1.57m

### Bedroom Two

13' 11" x 12' 7" 4.24m x 3.83m

### Bedroom One/Lounge

18' 10" x 16' 2" 5.74m x 4.93m

### Landing

17' 11" x 6' 10" 5.46m x 2.08m

### Bathroom

6' 9" x 5' 5" 2.06m x 1.65m

### Bedroom Four

14' 1" x 10' 1" 4.29m x 3.07m

### Store Room

4' 8" x 3' 10" 1.42m x 1.17m

### Master Bedroom

13' 11" x 21' 6" 4.24m x 6.56m

### Ensuite

8' 7" x 7' 3" 2.61m x 2.21m

### Landing

6' 11" x 5' 9" 2.11m x 1.75m

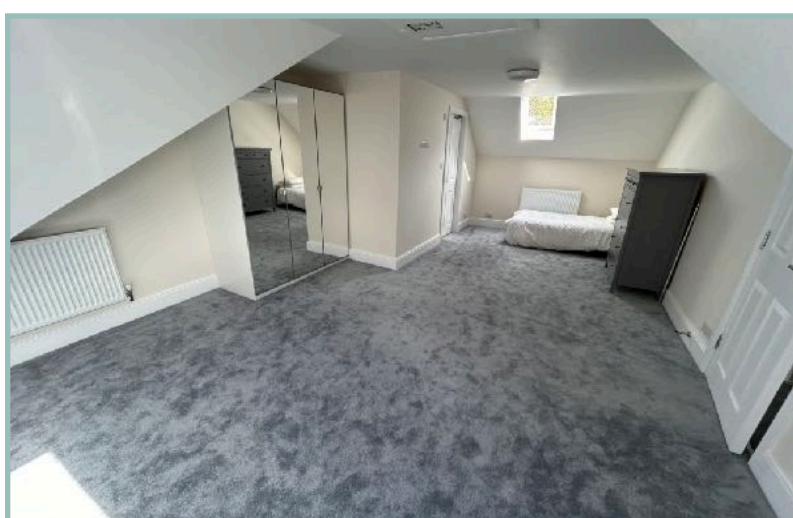
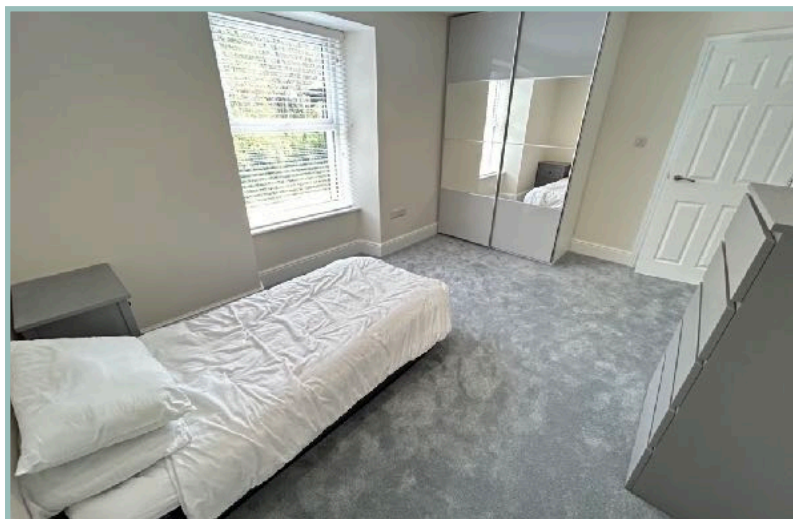
### Bedroom Five

23' 7" x 13' 11" 7.19m x 4.24m

### Ensuite

### Garage

17' 11" x 13' 2" 5.46m x 4.01m



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17/4/2024

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