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Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	66   D	
69-80	C		
81-91	B		85   B
92+	A		



# Two Bedroom Detached Bungalow Enjoying Far Reaching Views

## Description

An immaculately presented, light and spacious, two bedroom detached bungalow enjoying superb views over the sea, Puffin Island, Anglesey, the mountains and enjoys the fantastic sunsets.

The property is currently run as a successful holiday let and can be purchased as a going concern (furniture to be negotiated).

The modern accommodation comprises: 'L' shaped entrance hall, lounge/diner with large picture window and patio doors onto the raised decked area. Modern kitchen with gas hob, electric oven, space and plumbing for a washing machine and fridge/freezer. Double bedroom with mirrored wardrobe, second bedroom and modern bathroom. UPVC double glazing and Potterton gas fired central heating.

Driveway parking, garage, front lawned garden, raised decked patio to side with space for a hot tub and lawned rear garden with a flagged patio and timber shed.

- ✓ ENJOYS SUPERB FAR REACHING SEA & MOUNTAIN VIEWS
- ✓ MODERN, LIGHT AND WELL PLANNED ACCOMMODATION
- ✓ GOOD SIZE DRIVEWAY & GARAGE
- ✓ SIDE DECKED AREA WITH SPACE FOR A HOT TUB
- ✓ CAN BE PURCHASED FULLY FURNISHED
- ✓ NO CHAIN

## "L" Shaped Entrance Hall

11' 7" x 10' 2" 3.53m x 3.10m

## Lounge/Diner

18' 9" x 11' 11" 5.72m x 3.63m



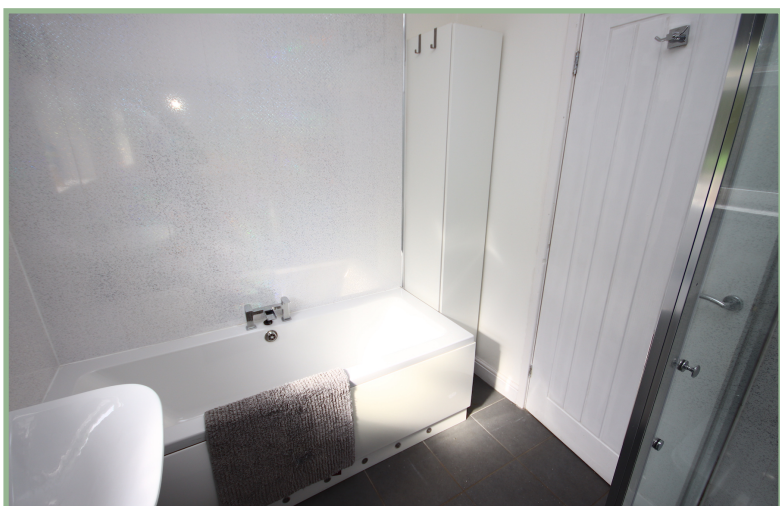
## Kitchen

10' 2" x 10' 3" 3.10m x 3.12m



## Bathroom

6' 8" x 7' 3" 2.03m x 2.21m



## Bedroom One

12' x 12' 3.66m x 3.66m



## Bedroom Two

10' 2" x 8' 3.10m x 2.43m



## Garage

## Location

Situated on the outskirts of the village of Penmaenmawr with its range of shops, primary school, medical centre 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 into the village, turn left at the traffic lights onto Fernbrook Road, proceed along for a short while taking the first turning on the right onto Merton Park. The property can be found on the left.

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

Energy Efficiency Rating: D



## 2 Bedroom Detached Bungalow

RHIANFA  
MERTON PARK  
FERNBROOK ROAD  
PENMAENMAWR  
LL34 6DL

NO CHAIN

REDUCED FROM £240,000

**£235,000**

Reference Number: FP7433  
29/11/2023

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  
fax: 01492 583616  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

