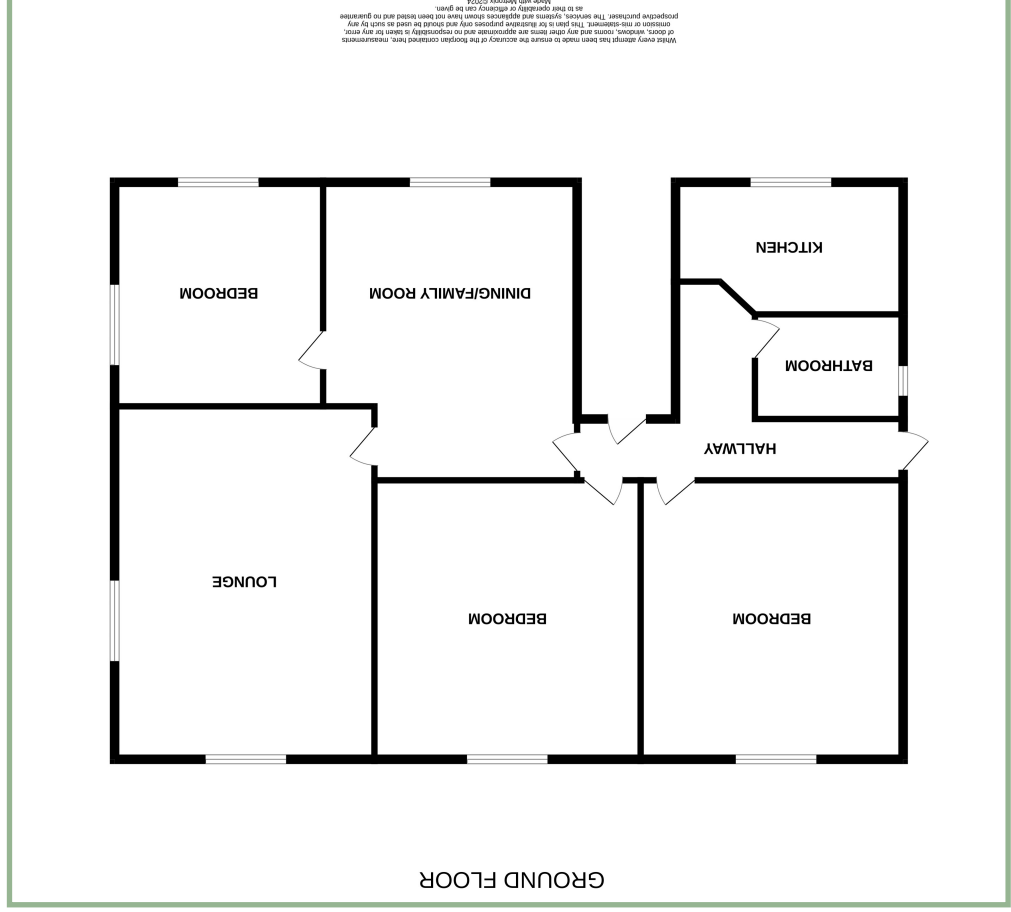


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		





# Spacious Three Bedroom Top Floor Apartment

## Description

A spacious three bedroom top floor apartment being one of only five in an attractive Grade II listed period property. The apartment enjoys the most superb far reaching views over the sea, Anglesey, Puffin Island, the sunsets and the mountains.

The accommodation comprises: Communal entrance with stairs to all floors: Private door to apartment 5: Hallway with external door access to the fire escape, dining room/family room, double aspect lounge, kitchen with space for an electric cooker, fridge and space and plumbing for a washing machine and dishwasher. Three large double bedrooms and bathroom, timber glazed windows and gas fired combination boiler.

To the outside there is a well tended communal garden mainly laid to lawn with established trees and one allocated parking space (number 5) and communal garage for bike storage ect.

- ✓ ENJOYS SUPERB FAR REACHING VIEWS
- ✓ ONE OF ONLY FIVE IN A BEAUTIFUL GRADE II LISTED PROPERTY
- ✓ LIGHT & SPACIOUS ACCOMMODATION
- ✓ VIEWING ESSENTIAL TO APPRECIATE THE SETTING & VIEWS
- ✓ COMMUNAL GARDENS & ONE ALLOCATED PARKING SPACE
- ✓ LEASEHOLD WITH A SHARE OF THE FREEHOLD
- ✓ NO CHAIN

## Hallway

22' x 3' 11" x 11' 10" 6.71m x 1.19m x 3.60

## Lounge

21' 11" x 16' 1" 6.68m x 4.90m



## Dining Room/Family Room

18' 5" x 15' 9" 5.62m x 4.80m



## Kitchen

14' 1" x 8' 2" 4.29m x 2.49m



## Bedroom One

16' 5" x 16' 3" 5m x 4.95m



## Bedroom Two

12' 6" x 13' 11" 3.81m x 4.24m



## Bedroom Three

16' 4" x 14' 3" 4.98m x 4.34m

## Bathroom

9' 1" x 5' 4" 2.77m x 1.62m



Agent Notes: Apartment is leasehold on a 999 year lease from 2006 with each owner having one fifth share of the freehold to form the management company. The management fees are approx £100 a month to cover the communal gardener and buildings insurance. There is a sink fund for repairs. Pets allowed. Holiday lets are not permitted however long term lets are permitted.

## Location

Preswylfa is located on the outskirts of the peaceful 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, turn left onto Park Road, follow the road round and Preswylfa can be found on the right.

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

Energy Efficiency Rating: D

## 3 Bedroom Top Floor Apartment

Apartment 5  
Preswylfa  
Park Road  
Llanfairfechan  
LL33 0AE

NO CHAIN

£195,000

Reference Number: FP7934  
25/1/2024

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

