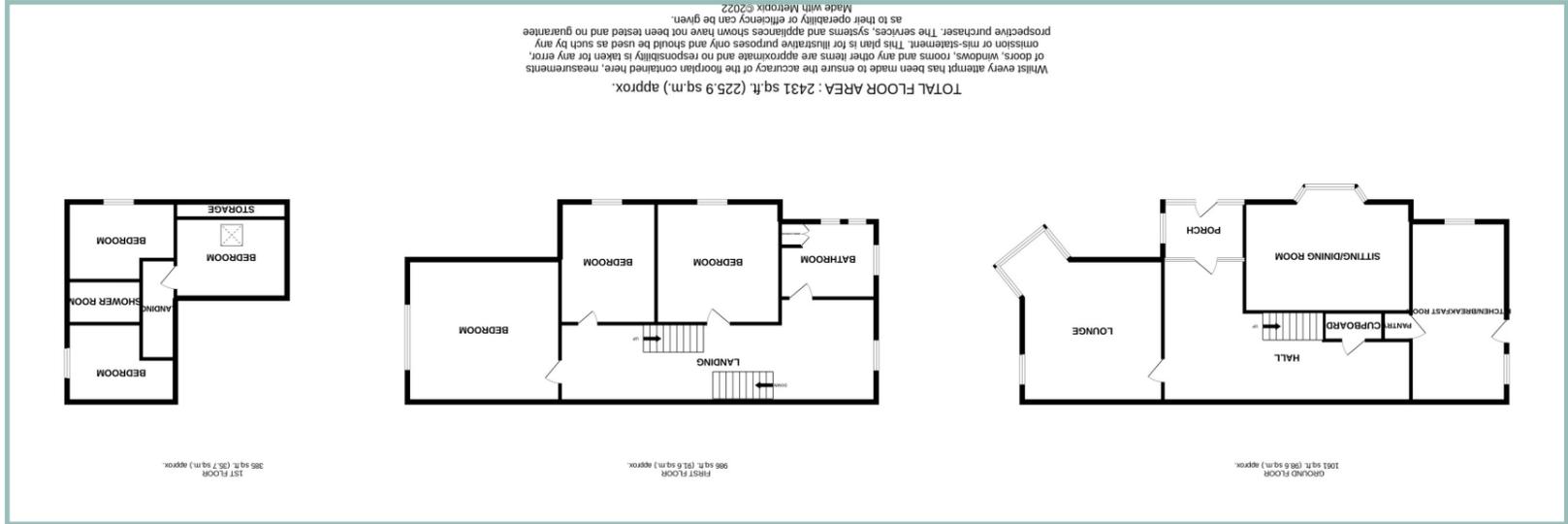


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Six Bedroom Semi-Detached Period Home

Description

A beautifully presented six bedroom semi-detached period home offering spacious and well appointed accommodation laid over three floors.

Moss Bank retains many original features to include high ceilings, coving, stained glass windows, pitch pine internal doors and original tiled floors.

The property enjoys superb sea, mountain, Anglesey, Puffin Island, sun set views and is located a short walk to the shops, train station and allows for easy access to the A55.

The immaculately presented accommodation comprises: Large entrance porch with feature arched front door and original tiled floor, lounge with feature bay window and gas fire (gas capped off), sitting/dining room, good size kitchen/breakfast room with solid wood work tops, Rangemaster electric oven, integrated dishwasher, washing machine and fridge/freezer, breakfast bar and pantry. To the first floor: Large landing with seating/study area, three double bedrooms and family bathroom with free standing bath and w.c., with a high flush cistern. To the second floor: Three bedrooms and a shower room. UPVC double glazed sash windows, air filtration system and a gas fired British gas boiler.

To the outside there is driveway parking, paved gated footpaths block paved rear courtyard area, timber shed, gardens to side and front with a lawned area and a flagged seating area.

- * SUBSTANTIAL SIX BEDROOM SEMI-DETACHED HOME
- * RETAINS A WEALTH OF PERIOD FEATURES
- * ENJOYS LOVELY SEA, MOUNTAIN & PUFFIN ISLAND VIEWS
- * GARDENS TO FRONT, SIDE & REAR
- * EASY ACCESS TO THE SHOPS & A55
- * IMMACULATELY PRESENTED THROUGHOUT

Porch

8' 11" x 6' 3" 2.71m x 1.90m



Hallway

15' 6" x 20' 10" 4.72m x 6.35m



6 Bedroom Semi-Detached House

MOSS BANK
CELYN STREET
PENMAENMAWR
CONWY
LL34 6LP

£395,000

Reference Number: FP7543

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 close to the centre 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 along Conwy Road, through the village then right onto Celyn Street where Moss Bank can be found on the left.

Agent's Notes: Moss Bank owns the leasehold to the two apartments next door who pay £10 each to Moss Bank per annum. Moss Bank is responsible for the roof of the whole building.

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

Energy Efficiency Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Six Bedroom Semi-Detached Period Home

Lounge

14' 9" x 19' 8" 4.49m x 6.00m

Sitting/Dining Room

18' 2" x 13' 4" 5.54m x 4.06m

Kitchen/Diner

19' 9" x 10' 5" 6.02m x 3.17m

Pantry

5' 4" x 3' 5" 1.62m x 1.04m

Landing

32' 1" x 7' 10" 9.78m x 2.39m

Bathroom

10' 5" x 8' 3.17m x 2.43m



Bedroom One

16' x 13' 5" 4.87m x 4.09m



Bedroom Two

13' 7" x 13' 3" 4.14m x 4.04m



Bedroom Three

13' 7" x 8' 10" 4.14m x 2.69m



Landing

11' 6" x 4' 10" 3.50m x 1.47m

Bedroom Four

13' 5" x 10' 4" 4.09m x 3.15m



Bedroom Five

11' 1" max x 10' 4" 3.38m x 3.15m



Shower Room

6' 6" x 5' 1.98m x 1.52m

Bedroom Six

13' 6" x 8' 10" 4.11m x 2.69m



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