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Fletcher & Poole



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



These energy ratings have been made to ensure the accuracy of the figures contained here. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with MetreX 2023

TOTAL FLOOR AREA: 1428 sq.ft. (132.6 sq.m.) approx.

GROUND FLOOR: 824 sq.ft. (76.6 sq.m.) approx.

1ST FLOOR: 604 sq.ft. (56.1 sq.m.) approx.



Three Bedroom Detached Home Enjoying Mountain Views

Description

A light and spacious three bedroom detached family home situated within easy access to the village centre and beach, and enjoying a good size plot with south west facing rear garden. Lovely mountain views can be enjoyed from both front and rear aspect and a glimpse of a sea view (more so in the winter) from the front aspect.

The well planned accommodation comprises: Storm porch, hallway with under-stairs cupboard, lounge with bay window, dining room with sliding door to the rear garden. Kitchen with space for an electric oven and hob and fridge/freezer. Inner hall area with access into the garage, utility room and separate w.c. To the first floor: Landing, double aspect master bedroom (could easily be divided into two bedrooms to create a four bedroom home or en-suite). Two further double bedrooms, bathroom and separate w.c. UPVC double glazing and gas fired combination boiler.

To the outside there is a gated driveway, garage, second driveway with parking area and lawned front area. To the rear there is a good size sunny garden which has a patio seating area, steps up to a tiered lawned garden with greenhouse.

- ✓ LIGHT & SPACIOUS THREE BEDROOM DETACHED HOME
- ✓ SITUATED CLOSE TO THE VILLAGE CENTRE & BEACH
- ✓ ENJOYS A SOUTH WEST FACING REAR GARDEN
- ✓ MOUNTAIN & PARTIAL SEA VIEWS
- ✓ GOOD SIZE PLOT
- ✓ NO CHAIN

Hallway

11' 4" x 9' 3.45m x 2.74m

Lounge

20' 2" x 10' 11" 6.15m x 3.32m



Dining Room

11' 4" x 8' 6" 3.45m x 2.59m



Kitchen

11' x 10' 5" 3.35m x 3.17m



Inner Hall

3' 10" x 2' 9" 1.17m x 0.83m

Utility Room

6' 1" x 5' 6" 1.85m x 1.67m

Separate W.C.

4' x 2' 5" 1.22m x 0.73m

Landing

11' 9" x 11' 5" 3.58m x 3.48m

Bedroom One

16' 11" x 10' 5" 5.15m x 3.17m



Bedroom Two

14' 5" x 11' 5" max 4.39m x 3.48m

Bedroom Three

10' 11" x 9' 1" 3.32m x 2.77m

Bathroom

5' 11" x 5' 9" 1.80m x 1.75m

Separate W.C.

5' 9" x 2' 10" 1.75m x 0.86m

Garage

17' 9" x 13' 6" 5.41m x 4.11m

Location

Situated close to the centre 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 into the village and turn right onto Paradise Road (at crossroad) Garreg Lwyd can be found on the left.

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

Energy Efficiency Rating: E

3 Bedroom Detached House

GARREG LWYD
PARADISE ROAD
PENMAENMAWR
CONWY
LL34 6AS

NO CHAIN

REDUCED FROM £325,000

£295,000

Reference Number: FP7775

Fletcher & Poole,
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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:

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web: www.fletcherpoole.com

