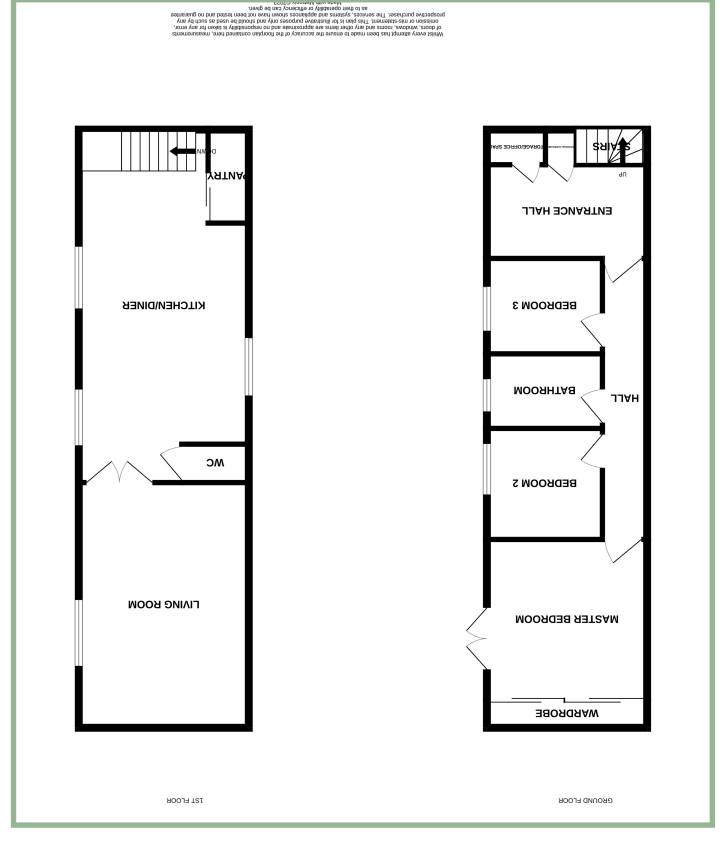


Services,  
of the seller,  
so on behalf  
authority to do

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

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# Three Bedroom Detached Stone Cottage

## Description

A characterful converted three-bedroom detached stone cottage situated in an elevated position commanding beautiful sea views in one direction towards Anglesey, The Menai Straights and Puffin Island and in the other towards The Great Orme. The property was originally built as stables in the 1800's, which has now been adapted to modern day living, boasting a fantastic open plan living space. Accessed via a private road, located within the highly sought after village of Llanfairfechan, this property would be suitable for families and couples alike. It is within walking distance of the beach and the village itself which have an array of shops and the local school. The A55 can be accessed easily in both directions to both Bangor and Chester.

The accommodation comprises; spacious entrance hall, with cleverly used under stairs home office and storage; inner hallway; single bedroom; family bathroom with shower over the bath and heated towel rail; second double bedroom with storage; and master bedroom with mirrored wardrobes and French doors out onto the front seating area. To the first floor; the open plan impressive kitchen/dining area with pantry enjoying vaulted ceilings, with space for dishwasher and cooker; WC; double doors lead onto the spacious living room. From the first floor the uninterrupted sea views and sunsets can be enjoyed at their best.

To the outside; single garage with power and light, off road parking with additional grassed area which would make an ideal further seating area to enjoy the views. The front garden has been fenced and gated for safety, however the plot extends further. Within the front garden space is currently a seating and play area with artificial grass and decorative borders. The property has direct access onto the foot of the mountain, where there are plentiful woodland walks, and the area of 'outstanding natural beauty' can be enjoyed. This property has to be viewed to appreciate it's character, position and all it has to offer. UPVC double glazing and gas fired combination boiler.

- ✓ THREE-BEDROOM DETACHED COTTAGE
- ✓ ELEVATED POSITION WITH STUNNING SEA VIEWS
- ✓ SPACIOUS LIVING SPACE WITH VAULTED CEILINGS AND OPEN PLAN KITCHEN/DINER
- ✓ GARAGE WITH OFF ROAD PARKING
- ✓ LOCATED WITHIN SOUGHT AFTER RESIDENTIAL LOCATION

## Hall

21' 10" x 3' 6.66m x 0.91m

## Lounge

18' 4" x 12' 9" 5.59m x 3.88m



## Kitchen/Diner

26' 8" x 12' 9" 8.13m x 3.88m



## Cloakroom

5' x 2' 9" 1.52m x 0.83m

## Bedroom One

13' x 12' 2" 3.96m x 3.71m



## Bedroom Two

8' 9" x 8' 4" 2.66m x 2.54m



## Bedroom Three

8' 9" x 7' 2" 2.66m x 2.18m

## Bathroom

8' 8" x 5' 7" 2.64m x 1.70m



## Location

Tyddyn Drycin 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. Take the first exit from the roundabout then turn left onto Penmaenmawr Road, proceed to the end of the road where Tyddyn Drycin can be found on the left. Proceed up the hill, onto the private road to the end where The Stables is located on the right hand side.

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

## 3 Bedroom Detached Cottage

THE STABLES  
TYDDYN DRYCIN  
LLANFAIRFECHAN  
CONWY  
LL33 0RH

£285,000

Reference Number: FP7741

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:

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

