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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	50 E	
21-38	F		
1-20	G		





# Four Bedroom Semi-Detached Home In Village Location

## Description

A beautifully presented four bedroom semi-detached victorian home situated close to the centre of the village and enjoying views of the mountains.

The accommodation which is laid over three floors and enjoys some loving period features to include; high ceilings, coving and stripped pine doors. Entrance hallway with part tiled floor, lounge with features gas fire and bay window, sitting room/bedroom four, good size bathroom. To the lower ground floor stairs lead down to a snug with log burning stove and an opening into the kitchen which has a Belfast sink, space for a gas range, dishwasher and washing machine, double french doors lead onto the rear garden. Dining room with access into a store room. From the main hallway stairs lead up to the first floor landing, three bedrooms and shower room. UPVC double glazing and gas fired central heating.

Driveway parking for one vehicle and a large south facing rear garden with a decked seating area with timber shed. Large lawned area with established plants and trees and a second decked seating area with wood and glazed summerhouse.

- ✓ DECEPTIVELY SPACIOUS FOUR BEDROOM SEMI-DETACHED VICTORIAN HOME
- ✓ ACCOMMODATION LAID OVER THREE FLOORS
- ✓ LOCATED CLOSE TO THE CENTRE OF THE VILLAGE
- ✓ ENJOYS MOUNTAIN VIEWS
- ✓ LARGE SOUTH FACING REAR GARDEN
- ✓ NO CHAIN

## Hallway

24' 5" X 5' 2" 7.44m x 1.57m

## Lounge

13' 11" into bay x 11' 1" 4.24m x 3.38m



## Sitting Room

11' 1" x 8' 7" 3.38m x 2.61m



## Bathroom

8' 7" x 7' 10" 2.61m x 2.39m

## Landing

16' 9" x 5' 3" 5.10m x 1.60m

## Bedroom One

15' 7" x 10' 11" 4.75m x 3.32m



## Bedroom Two

11' 4" x 10' 3.45m x 3.05m

## Bedroom Three

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

## Shower Room

5' 8" x 4' 10" 1.72m x 1.47m

## Dining Room

10' 6" x 10' 3" 3.20m x 3.12m

## Snug

14' 1" x 10' 5" 4.29m x 3.17m



## Kitchen

14' 7" x 8' 4" 4.44m x 2.54m



## Location

Valley Road 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. Proceed into the village, left at the traffic lights, pass the shops, left onto Bryn Road, bear right onto Valley Road, proceed up the hill where Lynwood can be found on the right.

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

Energy Efficiency Rating: TBC

## 4 Bedroom Semi-Detached House

LYNWOOD  
VALLEY ROAD  
LLANFAIRFECHAN  
CONWY  
LL33 0SE

NO CHAIN

£335,000

Reference Number: FP7790

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)  
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