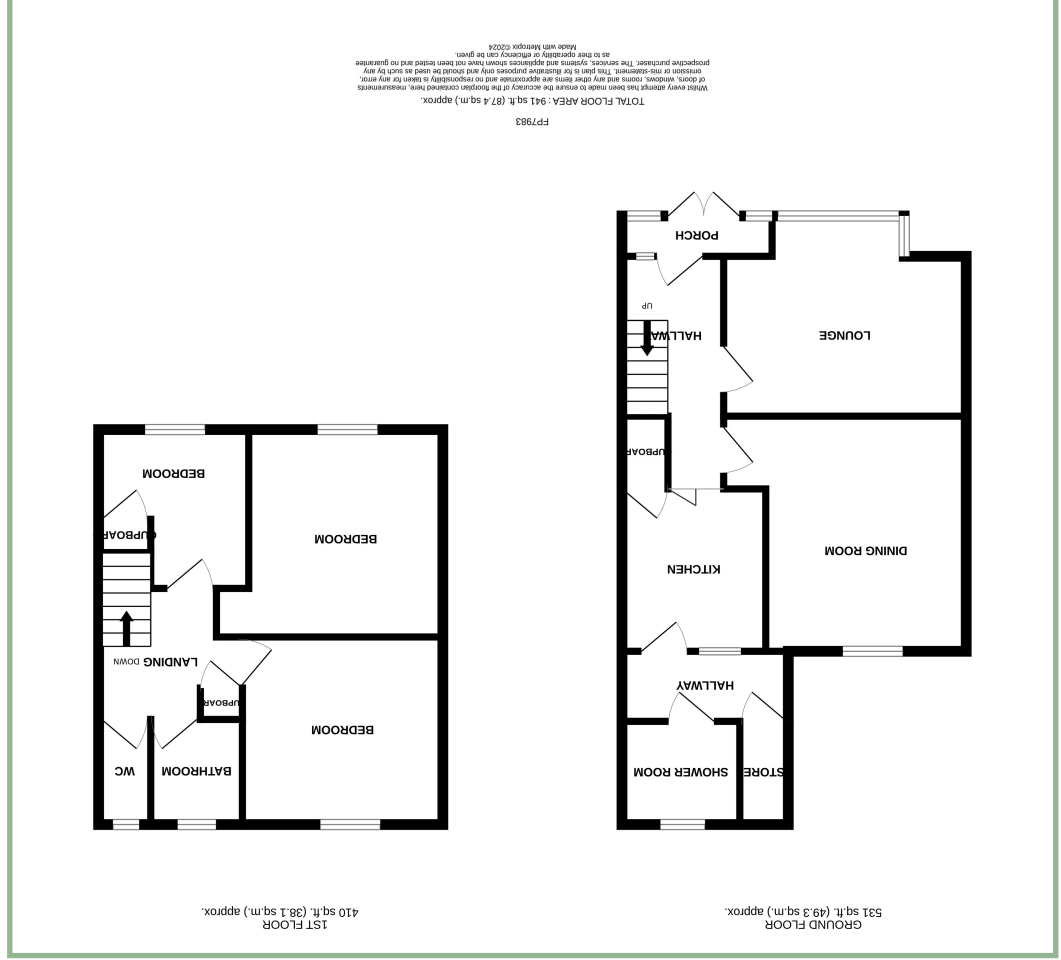


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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 take further enquiries. We will also confirm the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

# F&P Fletcher & Poole

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E	49 E	
55-68	D		
69-80	C		
81-91	B		84 B
92+	A		



# Three Bedroom Mid Terrace

## Description

A well maintained three bedroom mid terrace home situated close to the centre of the village enjoying views over the sea, Puffin Island, the mountains and overlooks open fields to the front aspect.

The accommodation comprises: Porch, hallway, lounge, dining room, newly fitted kitchen with space for a cooker and fridge/freezer. Rear hall area with a store room and modern wet room with walk in shower area.

To the first floor: Landing with airing cupboard, two double bedrooms and a single bedroom with built in storage cupboard, bathroom and separate W.C.

UPVC double glazing and gas fired central.

To the outside there is a foot gate providing access to the lawned front garden with established shrubs. The rear garden has a lawned area and a gate with access to a communal parking area.

- ✓ EXTENDED THREE BEDROOM MID TERRACE HOME
- ✓ WELL MAINTAINED THROUGHOUT
- ✓ ENJOYS SEA, PUFFIN ISLAND AND MOUNTAIN VIEWS
- ✓ DOWNSTAIRS WET ROOM
- ✓ LOOKS OVER OPEN FIELDS TO THE FRONT ASPECT
- ✓ NO CHAIN
- ✓ FREEHOLD

## Porch

8' 4" x 2' 2.54m x 0.60m

## Hallway

12' 9" x 6' 2" 3.88m x 1.87m

## Lounge

13' 5" x 11' 4.09m x 3.35m



## Dining Room

12' 11" x 13' 4" 3.94m x 4.06m



## Kitchen

8' 10" x 7' 11" 2.69m x 2.41m



## Rear Porch

9' 9" x 3' 10" 2.97m x 1.17m

## Shower Room

5' 8" x 6' 5" 1.72m x 1.95m



## Store Room

5' 8" x 2' 7" 1.72m x 0.78m

## Bedroom One

13' 8" max x 11' 5" 4.16m x 3.48m



## Bedroom Two

11' 3" x 10' 4" 3.43m x 3.15m

## Bedroom Three

8' 4" x 8' 7" 2.54m x 2.61m

## Bathroom

5' 6" x 5' 4" 1.67m x 1.62m

## W.C

5' 6" x 2' 7" 3.43m x 3.15m

## 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, turn left at the traffic lights onto Fernbrook Road, right onto Y Berllan, first left where number 32 can be found set back from the road on the left.

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

## 3 Bedroom Mid Terrace Home

32 Y Berllan  
Penmaenmawr  
LL34 6HF

NO CHAIN

**£149,950**

Reference Number: FP7983  
22/3/2024

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)

