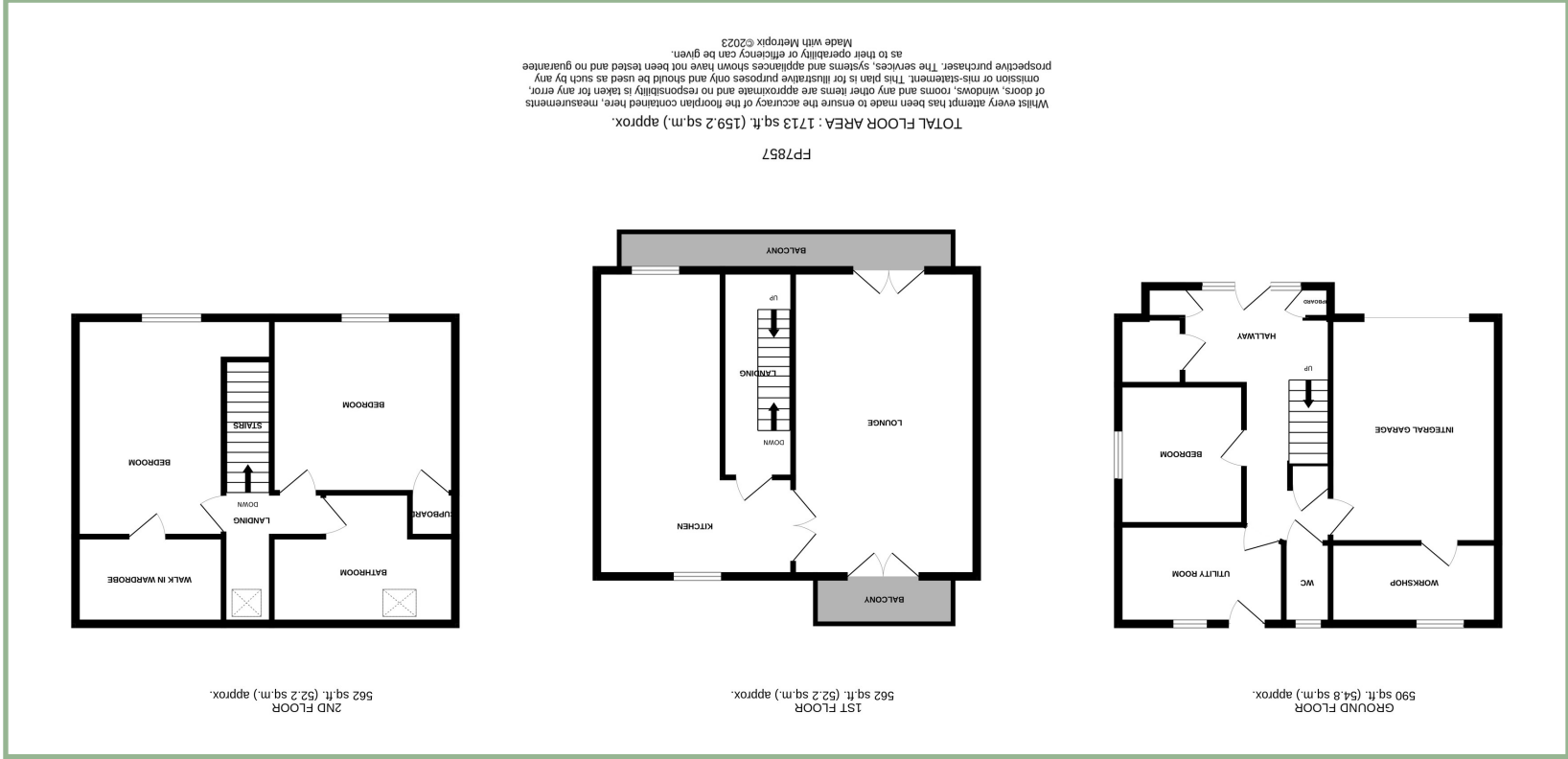


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Immaculately Presented Three Bedroom Detached Home Enjoying Beautiful Panoramic Sea Views

Description

An immaculately presented and well planned three bedroom detached home benefitting from balconies to the front and rear to enjoy the most spectacular panoramic views of the sea, Puffin Island and Anglesey. Arfor is in the perfect location for lovely walks along the beach and easy access into the village to the local shops, cafes, primary school and A55.

The accommodation comprises: entrance hallway with cloakroom, good size storage cupboard and additional under stairs storage, bedroom/office, W.C, utility room housing the boiler and rear door out onto the garden and internal door from the hallway leading to integral garage and workshop with electric garage door.

To the first floor: spacious lounge with gas fire and French doors to the front and rear aspect opening out onto the balconies (rear balcony benefits from an electric canopy), modern kitchen/diner with integrated dishwasher, space for an American fridge/freezer, space for a Range master, remote waste disposal sink and breakfast bar.

UPVC double glazing and composite front door and gas fired boiler.

To the second floor: landing with Velux window, double bedroom with storage cupboard with hanging rail, master bedroom with walk in wardrobe and a four piece bathroom with Jacuzzi bath, spa shower, heated towel rail and underfloor heating.

To the rear there is a low maintenance garden with side gated access. To the front there is driveway parking with an electric canopy.

- ✓ IMMACULATELY PRESENTED THREE BEDROOM DETACHED HOME
- ✓ SPECTACULAR PANORAMIC VIEWS OF THE SEA, ANGLESEY AND PUFFIN ISLAND
- ✓ BALCONIES TO THE FRONT AND REAR
- ✓ DRIVEWAY PARKING AND GARAGE
- ✓ FREEHOLD

Hallway

18' 10" max x 9' 9" max 5.74m x 2.97



Cloakroom

5' x 3' 6" 1.52m x 1.06m

Storage Cupboard

1' 9" x 2' 11" 0.53m x 0.88m

3 Bedroom Detached Home

Arfor
Promenade
Llanfairfechan
Conwy
LL33 0BY

Offers In The Region Of
£385,000

Reference Number: FP7857
26/9/2023

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

Arfor 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 and turn right at the traffic lights. Follow the road to the bottom where it bears right and the property and be found on the right.

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

Energy Efficiency Rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Immaculately Presented Three Bedroom Detached Home Enjoying Beautiful Panoramic Sea Views

Bedroom Three/Office

9' 8" x 8' 8" 2.94m x 2.64m

W.C

4' 8" x 3' 2" 1.42m x 0.96m

Utility Room

11' 4" x 7' 6" 3.45m x 2.28m



Garage

15' x 11' 6" 4.85m x 3.50m

Workshop

11' 6" x 5' 8" 3.50m x 1.72m

Kitchen/Diner

14' 11" max x 20' 11" 4.54m x 6.38m



Bedroom Three

9' 2" x 7' 11" 2.79m x 2.41m



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