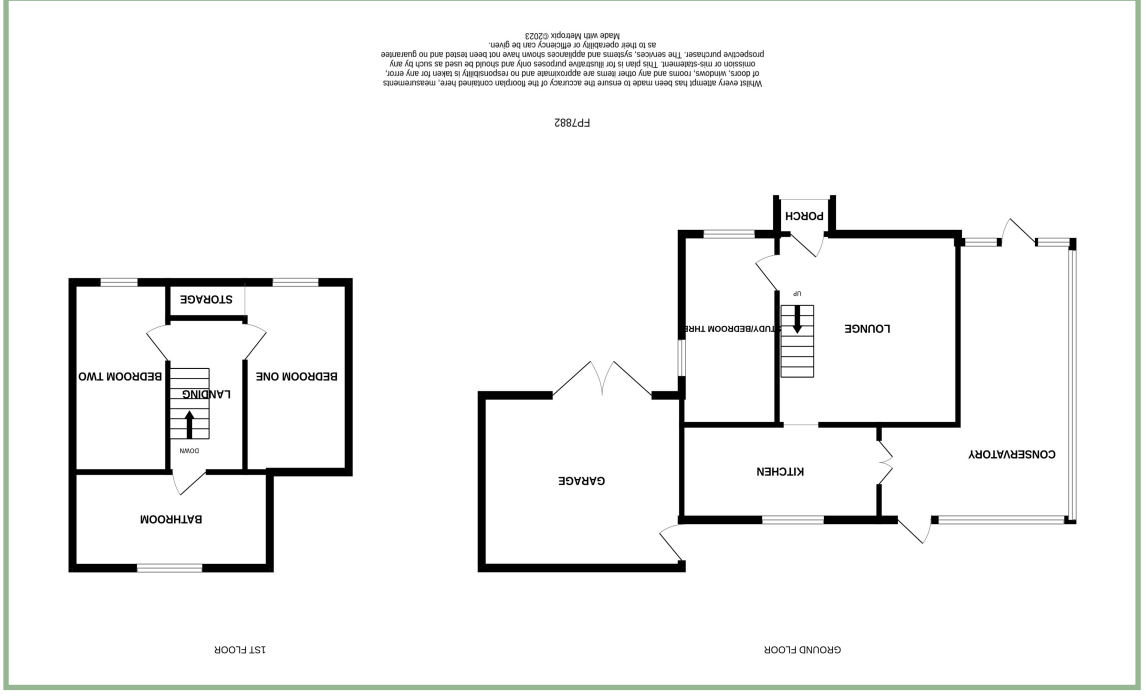


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



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



Extended Detached Two/Three Bedroom Cottage

Description

A pretty detached stone built cottage situated on the edge of the village, close to lovely walks through Nant Y Coed woods and within access onto Garreg Fawr mountain, the shops and primary school in the village.

The extended accommodation comprises: Solid oak open porch, Composite stable door into the Lounge with log burner with oak lintel above, double aspect study/ bedroom three. Kitchen with space for a gas range, space and plumbing for a dishwasher and washing machine and integrated fridge with freezer box and double doors into the conservatory which is currently used as a dining area and snug with a door onto the front garden and benefits from under floor heating.

To the first floor: Landing, master bedroom with walk in wardrobe area and a second double bedroom and large five piece bathroom with walk in shower cubicle, freestanding bath and two sinks. UPVC double glazing and LPG gas fired central heating with a Worcester combination boiler. The property benefits from solar panels which generate electricity and earn an income.

To the outside there are double gates providing access to a large parking area for multiple vehicles and also ideal for a motor home, caravan or boat.

An area which is currently fenced off for the chickens, slate shingle pathway leading to the cottage with a lawned areas either side and a flagged patio seating area.

The front garden is South facing and enjoys views of Garreg Fawr mountain. There is a spacious garage/workshop with power and light and a small pathway around the rear of the property with a small waterfall.

- ✓ ATTRACTIVE DETACHED THREE BEDROOM CHARACTER COTTAGE
- ✓ SITUATED ON THE OUTSKIRTS OF THE VILLAGE CLOSE TO LOVELY WALKS
- ✓ ENJOYS MOUNTAIN VIEWS
- ✓ LARGE SOUTH FACING FRONT GARDEN WITH AMPLE PARKING
- ✓ SOLAR PANELS TO REDUCE RUNNING COSTS
- ✓ FREEHOLD

Lounge

13' 4" x 13' 1" 4.06m x 3.99m



Study/Bedroom Three

13' 1" 7" x 7' 3.99m x 2.13m

Kitchen

14' 6" x 6' 6" 4.42m x 1.98m



Conservatory

23' 6" x 14' 3" 7.16m x 4.34m



Landing

9' 10" x 5' 3.00m x 1.52m

Bedroom One

13' 1" x 7' 8" 3.99m x 2.33m



Wardrobe Area

5' 4" x 2' 11" 1.62m x 0.88m

Bedroom Two

13' 2" x 7' 4.01m x 2.13m

Bathroom

14' 8" x 6' 8" 4.47m x 2.03m



Garage

14' 10" x 11' 10" 4.52m x 3.60m

Location

Valley Road is located close to the centre of the village of Llanfairfechan, which benefits from a range of local shops, primary school, 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 Bodhyfryd can be found on the left.

Council Tax Band: D (provided on www.voa.gov.uk)
Energy Efficiency Rating: G

2/3 Bedroom Detached Cottage

Bod Hyfryd
Valley Road
Llanfairfechan
LL33 0ET

£330,000
REDUCED FROM £340,000

Reference Number: FP7882
25/10/23

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
web: www.fletcherpoole.com

