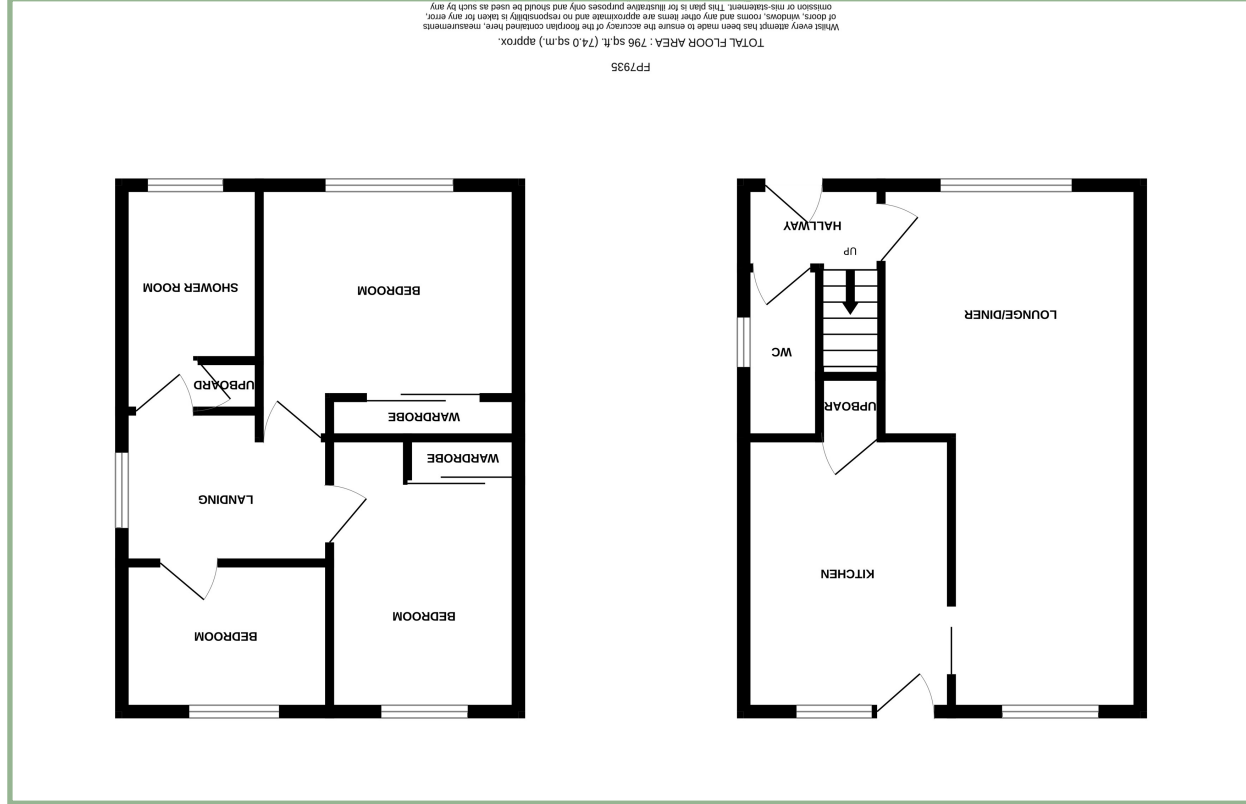


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole



Three Bedroom Detached Home Enjoying Far Reaching Views

Description

A light and well planned three bedroom detached home situated within minutes walk of the village centre, primary school, beach and easy access to superb mountain walks. The property enjoys far reaching mountain views and a south facing rear garden.

The well maintained accommodation comprises: Entrance hall, W.C, open plan lounge/diner, kitchen with space and plumbing for a gas cooker, washing machine, fridge/freezer and understairs cupboard.

To the first floor: landing, master bedroom with built in wardrobes, bedroom two with built in wardrobes and bedroom three and modern shower room.

UPVC double glazing and gas fired Worcester combination boiler. The property benefits from a complete new roof in May 2023.

To the outside there is driveway parking and a lawned front garden, garage with power and light, pathway to the side provides access to the rear garden which has a large flagged patio, lawned area and two timber sheds.

- ✓ LIGHT AND WELL PLANNED DETACHED THREE BEDROOM HOME
- ✓ ENJOYS MOUNTAIN VIEWS
- ✓ SITUATED FOR EASY ACCESS TO THE SHOPS AND PRIMARY SCHOOL
- ✓ CLOSE TO THE BEACH, MOUNTAIN & WOODLAND WALKS
- ✓ WELL MAINTAINED HOME WITH A NEW ROOF
- ✓ NO CHAIN
- ✓ FREEHOLD

Hallway

4' 4" x 6' 5" 1.32m x 1.95m

W.C

6' x 3' 4" 1.82m x 1.01m

Lounge/Diner

23' x 11' 3" max 7.01m x 3.43m



Kitchen

11' 11" x 9' 5" 3.63m x 2.87m



Bedroom One

11' 4" x 10' 11" 3.45m x 3.32m



Bedroom Two

11' 10" x 8' 3" 3.60m x 2.51m



Bedroom Three

9' 6" x 6' 5" 2.89m x 1.95m



Shower Room

10' 2" x 6' 3" 3.10m x 1.90m



Garage

18' 1" x 9' 5.51m x 2.74m

Location

Parc Hen Blas 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, left onto Parc Hen Blas, second right where number 27 can be found on the right.

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

Energy Efficiency Rating: TBC

3 Bedroom Detached Home

27 Parc Hen Blas
Llanfairfechan
LL33 0RW

NO CHAIN

£295,000

Reference Number: FP79135
25/1/2024

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
web: www.fletcherpoole.com

