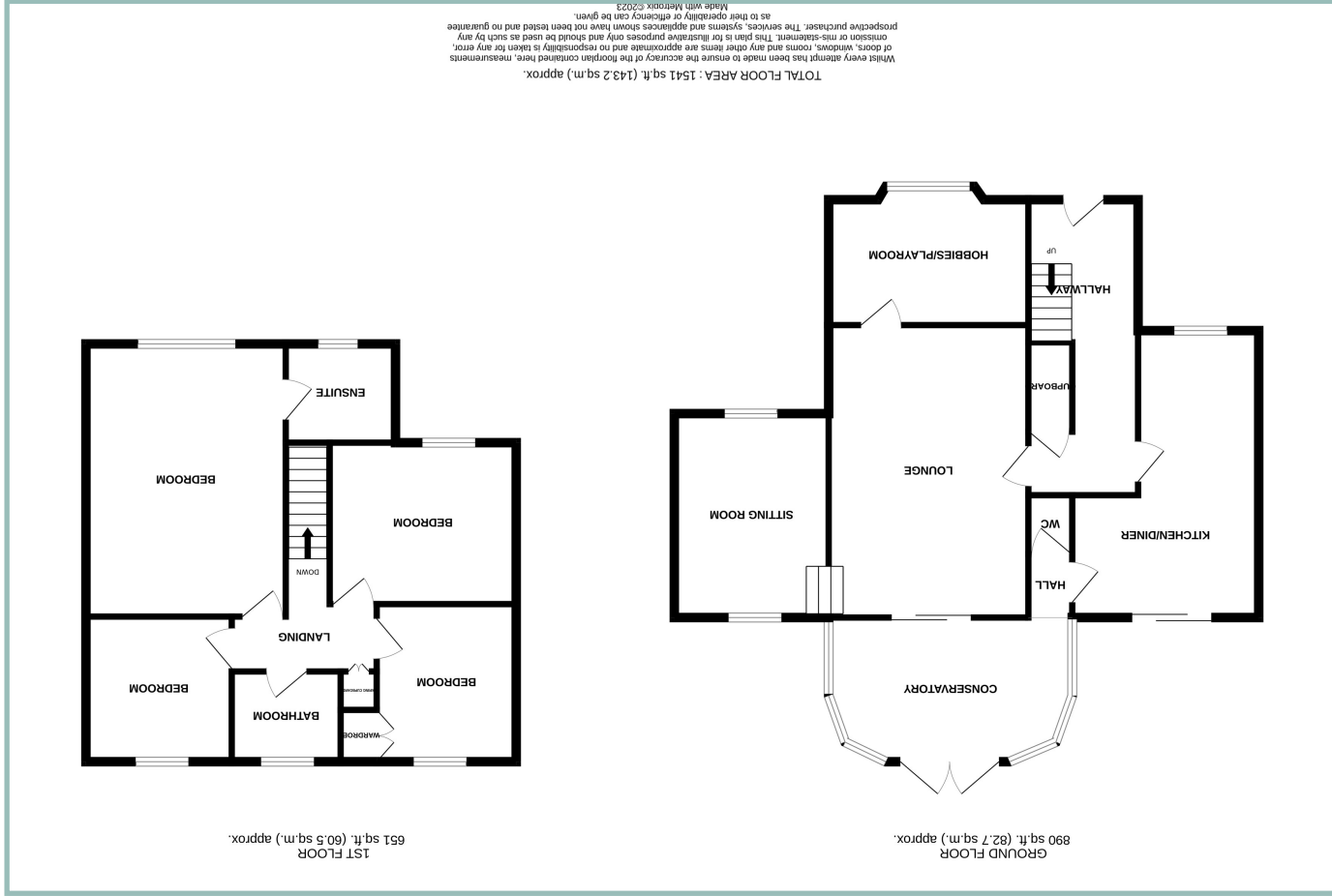


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Spacious Detached Four Bedroom Family Home

Description

A very spacious and extended four bedroom family home situated in the heart of the village enjoying mountain views. The property occupies a very large plot with plenty of off road parking and good size garden and would make a superb family home with easy access to the shops, primary school, beach and transport links.

The accommodation comprises: Entrance hall with under stairs storage cupboard, lounge/ family room with access into a play/ hobbies room/study. A couple of steps up from the lounge provide access into the double aspect sitting room. A good sized conservatory at the rear over looks the rear garden and the lovely mountain views, W.C and kitchen/diner with space for a gas range, space and plumbing for a washing machine, dishwasher and fridge/ freezer.

To the first floor: Landing, master bedroom with ensuite shower room, three further bedrooms and family bathroom.

UPVC double glazing and gas fired Worcester combination boiler.

To the outside there is a driveway leading to a large parking area and access to the garage, lawned front garden and a rear garden which has a paved patio area with timber shed.

- * SPACIOUS, EXTENDED FOUR BEDROOM FAMILY HOME
- * SITUATED IN THE HEART OF THE VILLAGE
- * EASY ACCESS TO THE SHOPS, PRIMARY SCHOOL AND BEACH
- * ENJOYS MOUNTAIN VIEWS
- * OCCUPIES A LARGE PLOT WITH AMPLE PARKING
- * NO CHAIN
- * FREEHOLD

Hallway

18' 5" x 6' 10" 5.62m x 2.08m



4 Bedroom Detached Home

32 Parc Hen Blas
Llanfairfechan
LL33 0RW

NO CHAIN
REDUCED FROM £499,950
£475,000

Reference Number: FP7908
11/12/23

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:

tel: 01492 583100
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

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 where number 32 can be found on the left.

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

Energy Efficiency Rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Spacious Detached Four Bedroom Family Home

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Kitchen/Diner

18' 1" x 11' 5.51m x 3.35m

Lounge

18' 2" x 12' 9" 5.54m x 3.88m



Sitting Room

18' 2" x 15' 5.54m x 4.57m



Hobbies/Play Room

12' 6" x 7' 10" 3.81m x 2.39m



Conservatory

14' 10" x 9' 4.52m x 2.74m



W.C

4' 1" x 3' 10" 1.24m x 1.17m

Landing

9' 9" x 2' 8" 2.97m x 0.80m

Bedroom One

17' x 12' 5" 5.18m x 3.78m



Ensuite

6' 2" x 7' 1.87m x 2.13m

Bedroom Two

11' 3" x 8' 10" 3.43m x 2.69m



Bedroom Three

9' 10" x 8' 10" 3m x 2.69m



Bedroom Four

8' 10" x 8' 2" 2.69m x 2.49m



Bathroom

7' 1" x 5' 9" 2.16m x 1.75m