

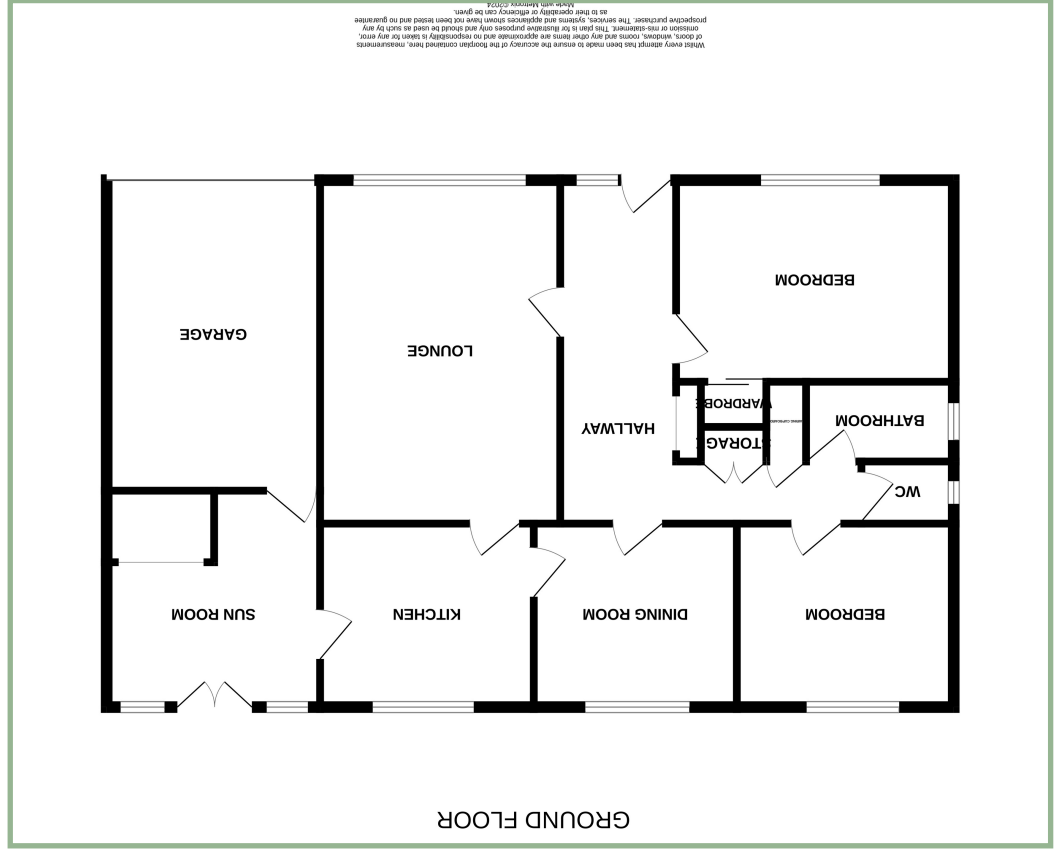
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E	50 E	
55-68	D		
69-80	C		
81-91	B		
92+	A		77 C



Two Bedroom Link Detached Bungalow Enjoying Superb Views

Description

A well planned and spacious two bedroom link detached bungalow enjoying the most spectacular panoramic views of the sea, mountains, Anglesey and Puffin Island. The property is ideally located for easy access into the village, beach and A55.

The accommodation comprises: L-shaped hallway with storage cupboard and separate airing cupboard housing the boiler, spacious lounge, kitchen, dining room and sun room with French doors out onto the garden and integral door leading into the garage. Two double bedrooms, both with fitted furniture and one with a built in wardrobe, bathroom and separate W.C.

UPVC double glazing and gas central heating.

To the front of the property there is a low maintenance garden laid to lawn, driveway parking and single garage. To the rear there is a garden with an area laid to lawn and a patio area where the stunning views can be enjoyed. Viewing is essential to appreciate all this property has to offer.

- ✓ WELL PLANNED & SPACIOUS TWO BEDROOM LINK DETACHED BUNGALOW
- ✓ ENJOYS SPECTACULAR PANORAMIC VIEWS OF THE SEA, MOUNTAINS, ANGLESEY & PUFFIN ISLAND
- ✓ EASY ACCESS INTO THE VILLAGE
- ✓ SINGLE GARAGE & DRIVEWAY PARKING
- ✓ FREEHOLD
- ✓ NO CHAIN

Hallway

14' 1" max x 13' 11" max 4.29m x 4.24m

Lounge

16' 8" x 12' 11" 5.08m x 3.94m



Kitchen

10' 3" x 8' 7" 3.12m x 2.61m



Dining Room

10' 5" x 8' 7" 3.17m x 2.61m



Sun Room

11' x 10' 3.35m x 3.05m



Garage

15' 1" x 11' 1" 4.60m x 3.38m

Bedroom One

13' 10" x 10' 4" 4.21m x 3.15m



Bedroom Two

11' x 8' 8" 3.35m x 2.64m

W.C

4' 9" x 2' 10" 1.44m x 0.86m

Bathroom

7' 7" x 5' 1" 2.31m x 1.55m

Airing Cupboard

2' 7" x 2' 0.78m x 0.60m

Location

Situated on the outskirts of the village of Penmaenmawr with its range of shops, primary school, medical centre 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, proceed along for a short while taking the first turning on the right onto Merton Park. Proceed up to just before the top of the hill, turn right onto Merton Park where number 49 can be found on the right.

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

Energy Efficiency Rating: E

2 Bedroom Link Detached Bungalow

49 Merton Park
Penmaenmawr
LL34 6DH

NO CHAIN

£245,000

REDUCED FROM £250,000

Reference Number: FP7918
5/1/2024

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:

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fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

