

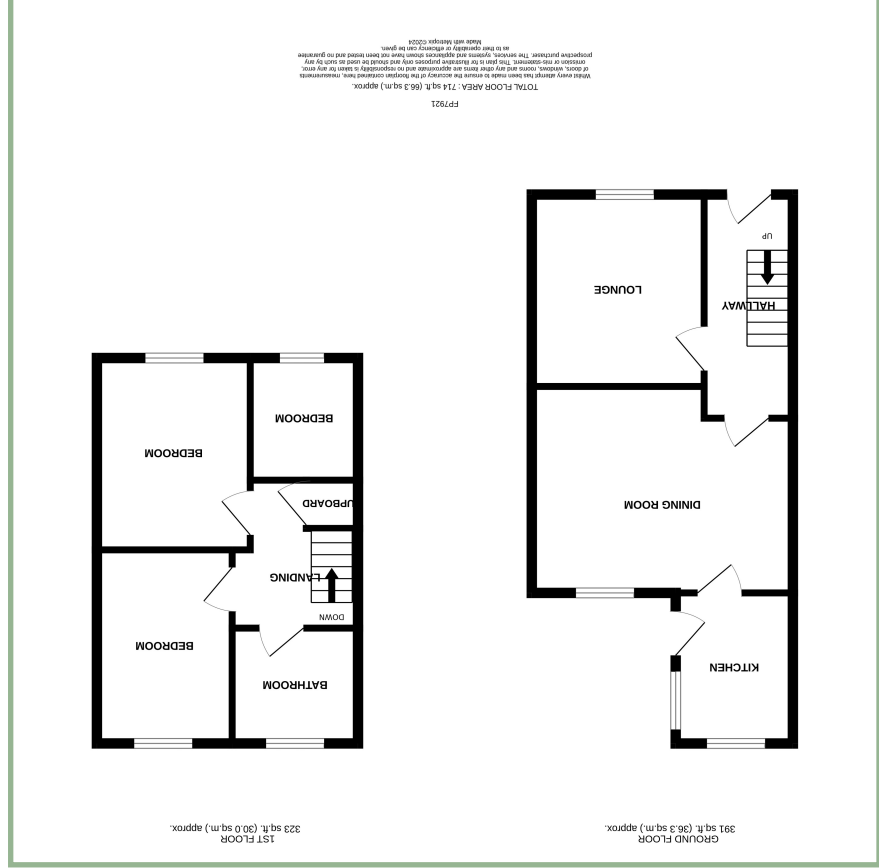
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

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Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	66 D	
69-80	C		
81-91	B		86 B
92+	A		



Three Bedroom Mid Terrace Quarryman's Cottage

Description

A three bedroom mid terrace former Quarryman's cottage situated close to the centre of the village with easy access to the shops, cafes, train station, bus routes, beach and A55.

The property enjoys a south facing rear aspect and mountain views. The accommodation comprises: Entrance hallway, lounge, good size dining room, kitchen with space for a gas cooker and plumbing and space for a washing machine.

To the first floor: Landing with built in storage cupboard, two double bedrooms and a single bedroom and bathroom.

UPVC double glazing and Glow Worm gas fired combination boiler.

To the rear there is a low maintenance courtyard with a lower seating area and slate steps up to an area with outhouse storage and timber rear gate.

- ✓ THREE BEDROOM MID TERRACE FORMER QUARRYMAN'S COTTAGE
- ✓ EASY ACCESS TO THE CENTRE OF THE VILLAGE
- ✓ CLOSE TO THE BEACH AND LOVELY MOUNTAIN WALKS
- ✓ TRAIN STATION AND BUS ROUTES CLOSE BY
- ✓ SOUTH FACING REAR GARDEN
- ✓ FREEHOLD

Hallway

12' 8" x 5' 3.86m x 1.52m

Lounge

10' 10" x 9' 8" 3.30m x 2.94m



Dining Room

14' 11" x 11' 9" 4.54m x 3.58m



Kitchen

8' 5" x 6' 6" 2.56m x 1.98m



Landing

7' 11" x 7' 4" max 2.41m x 2.23m

Bedroom One

10' 7" x 9' 1" 3.22m x 2.77m



Bedroom Two

10' 9" x 7' 8" 3.27m x 2.33m



Bedroom Three

6' 9" x 6' 1" 2.06m x 1.85m



Location

Situated close to the centre of the village of Penmaenmawr with its range of shops, primary school 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 along Conwy Road through the village and continue for a short distance, turn left onto St. David's Road, left onto Erasmus Street where number 16 can be found on the right.

Council Tax Band: B (provided on www.vo.gov.uk)

Energy Efficiency Rating: D

3 Bedroom Mid Terrace Cottage

16 Erasmus Street
Penmaenmawr
LL34 6LH

£132,000

Reference Number: FP79122
16/1/2024

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

