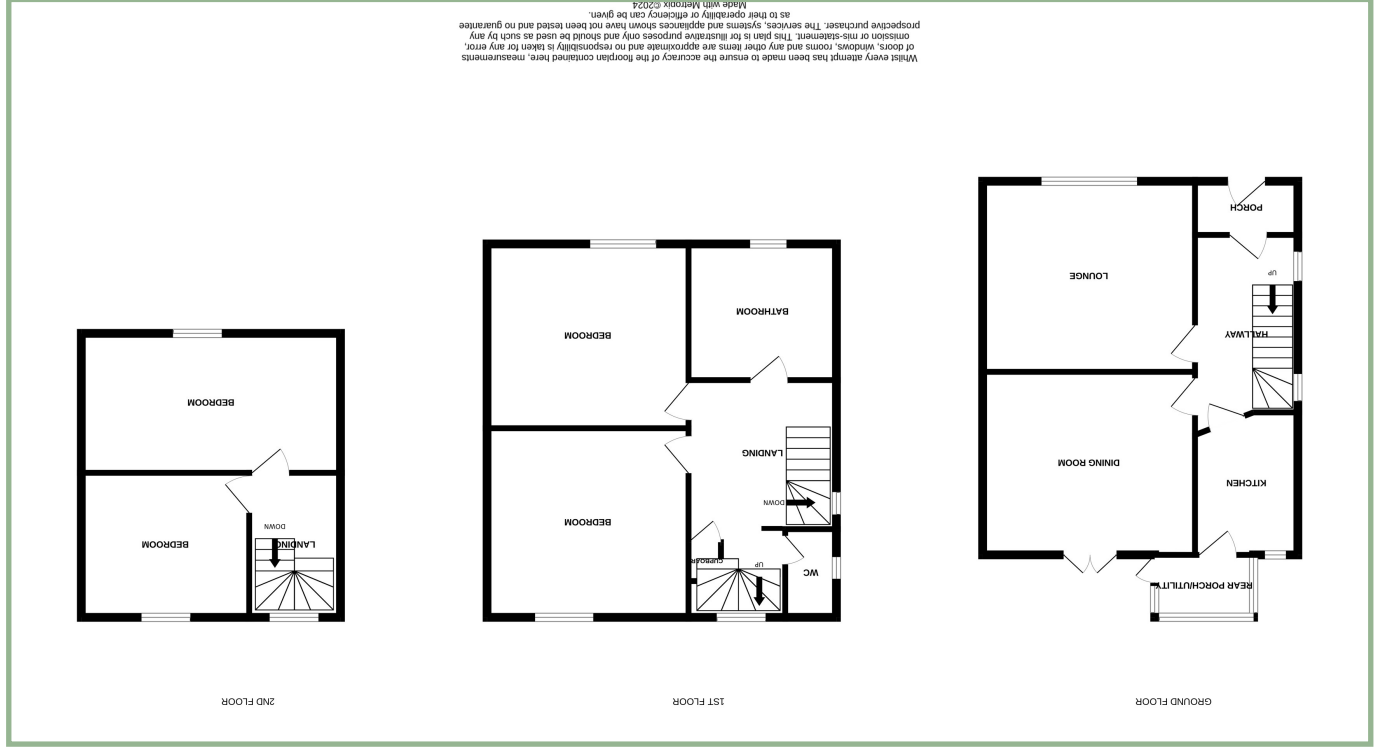


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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 take further enquiries. We will also confirm the property remains available. This is particularly important if you are contemplating traveling some distance to view a property.

Fletcher & Poole



# Spacious Four Bedroom, Three Storey Semi Detached Home Enjoying Superb Views

## Description

A light and spacious four bedroom, three storey semi detached home enjoying superb views of the Quarry, mountains and sea. The property is in need of general updating yet retains some lovely features including Minton tile flooring in the hallway, picture rails and high ceilings.

Norton Villas is located in the lovely village of Penmaenmawr allowing for easy access to the shops, beach and A55.

The accommodation comprises: porch, hallway with under stairs storage, spacious lounge with electric fire, dining room with doors opening onto the garden, kitchen with electric hob and integrated oven/grill and rear porch with space and plumbing for a washer/dryer.

A turned staircase leads to the first floor which comprises: landing with storage cupboard, two double bedrooms, one with a shower cubicle, a large bathroom and separate w.c.

To the second floor: two double bedrooms, one with a sink, built in cupboards and eaves storage.

Part single glazing, part UPVC double glazing and gas fired central heating with a combination boiler.

To the front of the property there is a lovely garden laid to lawn with a path leading to the front door. To the rear there is an outside toilet, a garden laid to lawn with a slabbed paving area and a concrete patio area. To the side there is a shared driveway with next door and a single garage at the rear and side gated access.

- ✓ SPACIOUS FOUR BEDROOM, THREE STOREY SEMI DETACHED HOME
- ✓ ENJOYS SUPERB VIEWS OF THE QUARRY, MOUNTAINS AND SEA
- ✓ IN NEED OF GENERAL UPDATING
- ✓ FRONT AND REAR GARDENS
- ✓ NO CHAIN
- ✓ FREEHOLD

## Porch

6' 11" x 3' 7" 2.11m x 1.09m

## Hallway

12' 10" x 7' 8" 3.91m x 2.32m

## Lounge

14' 7" x 12' 10" 4.44m x 3.91m



## Dining Room

13' 5" x 12' 4" 4.09m x 3.76m

## Kitchen

9' 5" x 8' 1" 2.87m x 2.46m



## Rear Porch/Utility

12' 11" x 11' 1" 3.94m x 3.38m

## Garage

16' 3" x 7' 11" 4.95m x 2.41m

## Outside Toilet

6' x 3' 7" 1.82m x 1.09m

## Bedroom One

13' 7" x 12' 5" max 4.14m x 3.78m



## Bedroom Two

12' 5" x 12' 4" 3.78m x 3.76m

## Bathroom

10' 7" x 9' 6" 3.22m x 2.89m



## W.C

6' 5" x 3' 5" 1.95m x 1.04m

## Bedroom Three

11' 9" x 9' 6" 3.58m x 2.89m

## Bedroom Four

17' 6" x 9' 5" 5.34m x 2.87m

## 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 into the village and continue on at the traffic lights. Turn left onto Gilfach Road where 5 Norton Villas can be found on the left.

Council Tax Band: D (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Efficiency Rating: TBC

4 Bedroom, 3 Storey Semi Detached Home

5 Norton Villas  
Gilfach Road  
Penmaenmawr  
LL34 6HU

NO CHAIN

**£215,000**

REDUCED FROM £230,000

Reference Number: FP7966  
28/2/2024

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](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

