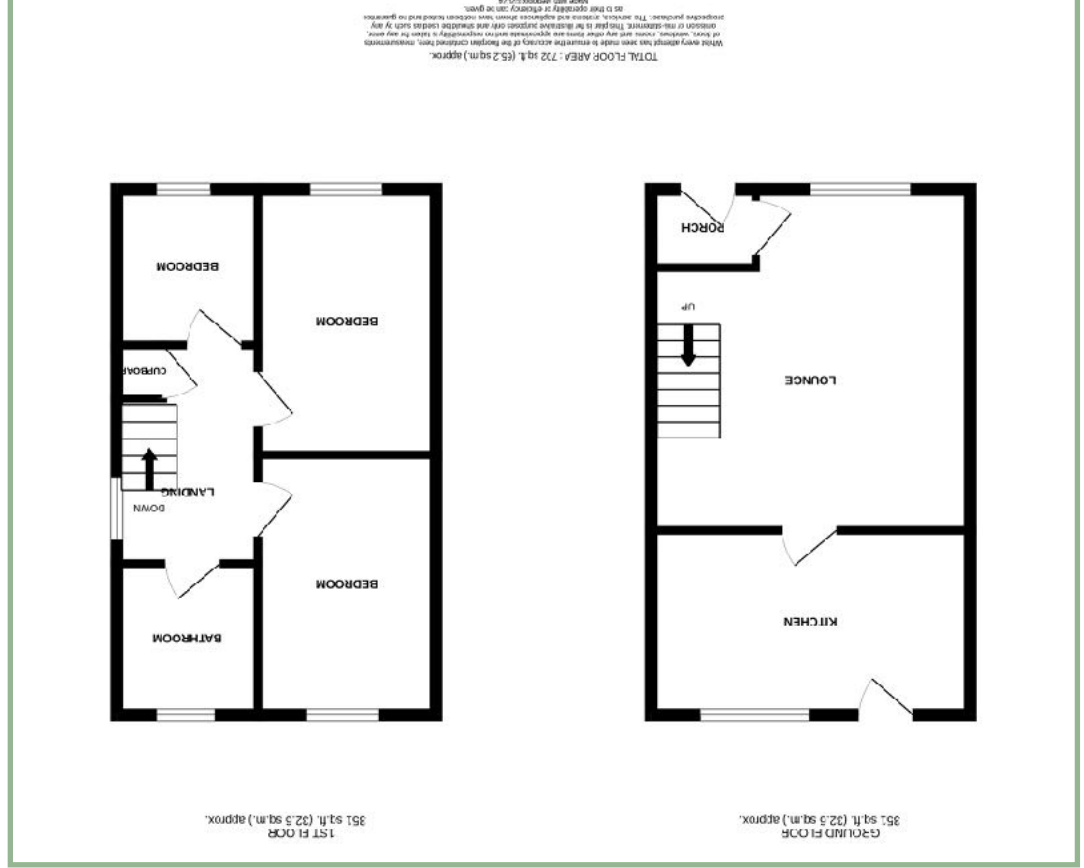


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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
92+	A		
81-91	B		
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Three Bedroom Semi Detached Home Enjoying Superb Views

Description

A well planned three bedroom semi detached home enjoying the most superb, far reaching views over the sea, Anglesey, Puffin Island, the mountains and the stunning sunsets. Located for within easy walking distance to the centre of the village which has an array of shops and primary school and also close to lovely walks through the nature reserve and beach.

The accommodation comprises: Entrance porch, lounge with gas fire, modern kitchen/diner with gas range, dishwasher and space for a low level fridge.

From the lounge, stairs lead to the first floor accommodation: Landing, two double bedrooms and a single bedroom with built in single bed and family bathroom.

UPVC double glazing and Worcester gas fired combination boiler.

To the outside there is driveway parking, garage with power and light and a lawned front garden. A timber gate provides access into the lovely tiered rear garden which has two decked seating areas from which to enjoy the fantastic views and south West facing aspect and a timber gate with steps leading down to a more sheltered garden area with large timber shed.

- ✓ THREE BEDROOM SEMI DETACHED HOME
- ✓ ENJOYS THE MOST SUPERB, FAR REACHING VIEWS
- ✓ LOVELY LANDSCAPED TIERED REAR GARDEN
- ✓ GOOD SIZE GARAGE WITH POWER & LIGHT
- ✓ WITHIN WALKING DISTANCE TO THE VILLAGE CENTRE
- ✓ FREEHOLD

Porch

4' 10" x 3' 7" 1.47m x 1.09m

Lounge

15' 8" x 14' 7" 4.77m x 4.44m



Kitchen/Diner

14' 7" x 8' 5" 4.44m x 2.56m



Bedroom One

12' 1" x 8' 9" 3.68m x 2.66m



Bedroom Two

12' 2" x 8' 2" 3.71m x 2.49m

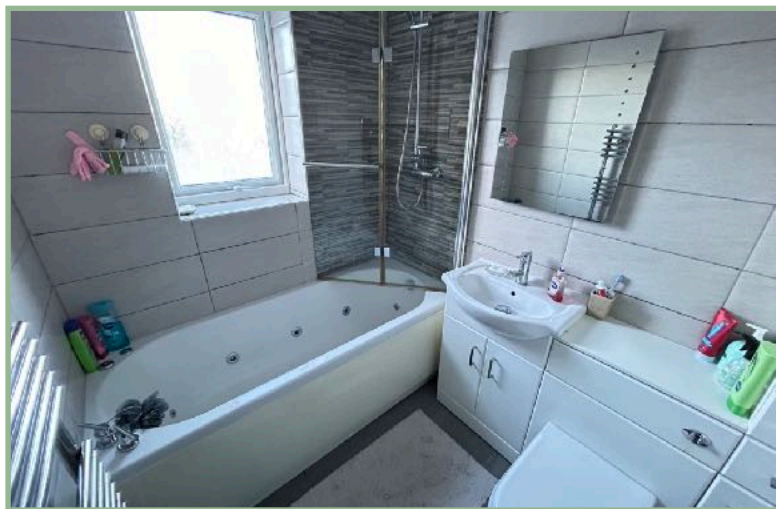


Bedroom Three

7' 1" x 6' 1" 2.16m x 1.85m

Bathroom

6' 10" x 5' 5" 2.08m x 1.65m



Landing

9' 11" x 6' 2" 3.02m x 1.987m

Location

Cae America 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, pass the shops, left onto Bryn Road, bear right onto Valley Road, proceed up the hill, left into Cae America, follow the road around to the left where number 21 can be found on the left.

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

Energy Efficiency Rating: C

3 Bedroom Semi Detached Home

21 Cae America
Llanfairfechan
LL33 0SJ

£250,000

Reference Number: FP79127
23/1/2024

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

