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www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



Substantial Four Storey Semi Detached Home Enjoying Superb Sea & Mountain Views

Description

A superb four storey period property situated in the heart of the village enjoying uninterrupted sea, Anglesey, Puffin Island and mountain views. This substantial property offers versatile accommodation which the current owners use as a private dwelling with two self contained apartments above which generates a good income through Air BNB.

The owners have extensively refurbished the property over the last 3 years, fitting new electrics and large boiler system connected to a NEST heating.

The beautifully presented accommodation retains some lovely period features combined with a contemporary twist comprises: Storm porch, hallway with store cupboard, good sized reception hall with wood block flooring and external rear door. Large bespoke kitchen/diner ideal for entertaining with centre island, electric range, space and plumbing for a dishwasher and fridge/freezer and exposed wood floor. There is access into the lounge with wood burner, piano and exposed wood floor, from the kitchen there are stairs leading down to the lower ground floor: hallway, bedroom suite with walk in wardrobe, ensuite W.C with under floor heating and a sliding door into a lean to which has a quirky area with a bath, a second bedroom with walk in wardrobe and a door onto the rear garden, modern shower room with under floor heating and a study.

From the main hallway there are stairs to the first floor accommodation: Landing, utility room and boiler room which could be easily reverted back into a bedroom. Door leading into the self contained one bedroom apartment with a large open plan bedroom/lounge area and kitchenette and modern shower room.

To the second floor: Landing with a wooden ladder to the loft which also has further development potential and a self contained two bedroom apartment with door leading to the hallway, lounge, kitchen/diner, two bedrooms and modern shower room.

The current layout offers many options such as continuing as a home with an income, multi generational living.

There is UPVC double glazing and a zoned heating system with separate hot water cylinder with the potential for solar panel installation.

To the outside there is driveway parking for two vehicles and a side access to the tiered rear garden which has been well landscaped with an upper seating area with bar/ BBQ area, steps lead down to a lawned area with raised beds laid to slate and ornamental pond and a lower tier with feature circular lawn, green house and log store.

- * SUBSTANTIAL FIVE BEDROOM SEMI DETACHED PERIOD PROPERTY
- * ENJOYS UNINTERRUPTED SEA, PUFFIN ISLAND AND ANGLESEY VIEWS
- * SITUATED IN THE HEART OF THE VILLAGE
- * VERSATILE ACCOMMODATION WHICH IS CURRENTLY RUN AS A HOME WITH AN INCOME
- * FURTHER DEVELOPMENT POTENTIAL IN THE LOFT (SUBJECT TO PLANNING)
- * FREEHOLD



4 Bedroom Detached Home

Lynfield House
Penmaenmawr Road
Llanfairfechan
LL33 0NY

OFFERS OFFER

£450,000

REDUCED FROM **£474,000**

Reference Number: FP7940
7/2/2024

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
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com



Location

Lynfield 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.

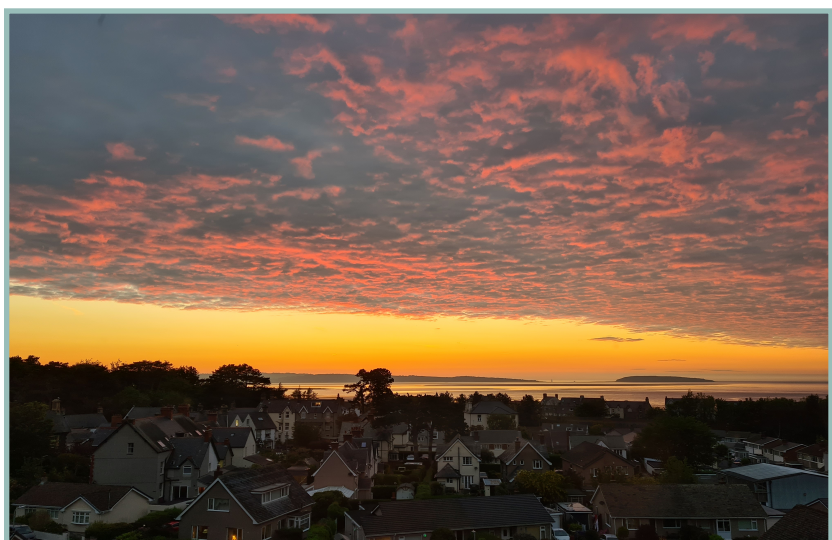
Directions

From our Conwy office proceed along the A55 in the direction of Bangor. Take the third exit off for Llanfairfechan. Proceed into the village where Lynfield House can be found on the right before the traffic lights.

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

Energy Efficiency Rating: C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Substantial Four Storey Semi Detached Home Enjoying Superb Sea & Mountain Views

| | | |
|----------------------------------|---|---------------|
| Porch | 5' 6" x 3' 9" | 1.67m x 1.14m |
| Hallway | 26' 6" x 6' 8" | 8.08m x 2.03m |
| Lounge | 17' 10" x 14' | 5.44m x 4.26m |
| Kitchen/Diner | 18' 11" x 17' 11" | 5.77m x 5.46m |
| Inner Hall | 11' 1" x 12' max | 3.38m x 3.66m |
| Bedroom Two | 15' 11" max x 11' 11" plus built in wardrobes | 4.85m x 3.63m |
| Bedroom One | 16' 6" max x 13' | 5.03m x 3.96m |
| Ensuite | 5' 9" x 3' 10" | 1.75m x 1.17m |
| Walk In Wardrobe | 5' 9" x 5' 3" | 1.75m x 1.60m |
| Study | 7' 5" x 6' | 2.26m x 1.82m |
| Shower Room | 9' 10" x 5' 9" | 3m x 1.75m |
| Landing | 18' 7" x 6' 9" | 5.67m x 2.06m |
| Flat | | |
| Hallway | 9' 5" x 3' 1" | 2.87m x 0.93m |
| Bedroom Three/Lounge/Kitchenette | 25' 4" x 15' 7" into bay | 7.72m x 4.75m |
| Shower Room | 9' 4" x 7' 5" | 2.84m x 2.26m |
| Utility | 14' 2" x 8' | 4.31m x 2.43m |
| Boiler Room | 14' 1" max x 9' 9" | 4.29m x 2.97m |
| Landing | 17' 8" x 6' 11" | 5.38m x 2.11m |
| Flat | | |
| Hallway | 12' 4" x 2' 10" | 3.76m x 0.86m |
| Lounge | 12' 8" x 13' | 3.86m x 3.96m |
| Bedroom Four | 12' 5" x 13' | 3.78m x 3.96m |
| Kitchen/Diner | 15' 2" x 9' 11" | 4.62m x 3.02m |
| Bedroom Five | 14' 5" x 7' 9" | 4.39m x 2.36m |
| Shower Room | 6' 11" x 4' 10" | 2.11m x 1.47m |



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