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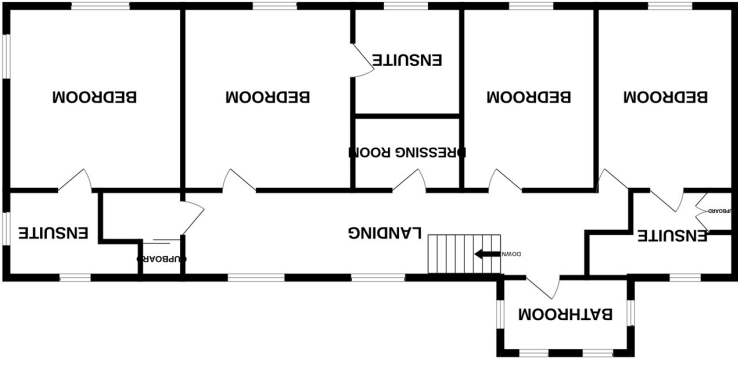
www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION

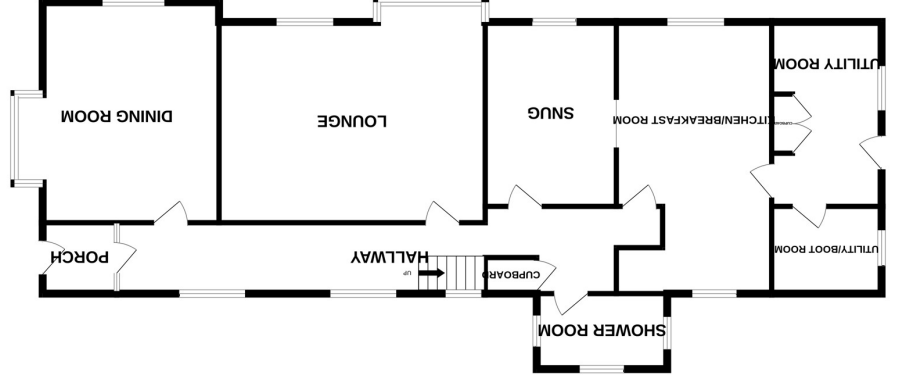


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA : 2512 sq.ft. (233.3 sq.m.) approx.



1ST FLOOR
1151 sq.ft. (106.9 sq.m.) approx.



GROUND FLOOR
1361 sq.ft. (126.4 sq.m.) approx.



Four Bedroom Detached Period Property Enjoying Superb Views

Description

Hafod Y Coed is a handsome detached four bedroom home built in 1889, occupying a large plot at the end of Penmaen Park bordering open fields and enjoying superb views over the sea, Puffin Island, the sunsets and Anglesey to the front aspect and mountain views to the rear aspect.

The property has been in the same family since 1973 and enjoys spacious well planned rooms full of charm and character surrounded by lovely landscaped gardens and grounds.

The accommodation comprises: Entrance porch, lovely reception hall, double aspect dining room with feature bay window and fireplace, good sized lounge with feature bay window with window seat, snug/study with an opening into the kitchen/breakfast room, the kitchen area has an AGA, double oven and electric hob and space and plumbing for a dishwasher, utility room with space and plumbing for a washing machine, utility/boot room with space for a dryer and also houses the hot water cylinder, and downstairs shower room.

To the first floor: good size landing, three double bedrooms all with ensuite shower rooms and a fourth bedroom and family bathroom. Original timber glazed windows with secondary double glazing.

Oil fired central heating with an external floor mounted boiler with separate hot water cylinder.

To the outside there is a gated driveway with plenty of gravelled parking with steps leading up to a lawned area with established trees. There is a superb side garden with herb garden and circular brick pathway, fountain, raised decked seating area and two garden rooms/stores and an area with timber gate and access to the front lane ideal for refuse and recycling storage. There is a large terrace patio situated at the front of the property overlooking the front garden and the lovely far reaching views. Several sets of steps provide access down to the good sized front garden which is mainly laid to lawn with established plants and trees.

- * ATTRACTIVE DETACHED PERIOD PROPERTY
- * SITUATED IN AN ELEVATED POSITION ENJOYING SUPERB VIEWS
- * OCCUPIES A LARGE PLOT WITH LANDSCAPED GARDENS & GROUNDS
- * BEAUTIFULLY PRESENTED THROUGHOUT
- * EASY ACCESS TO LOVELY WALKS
- * RETAINS SOME CHARMING PERIOD FEATURES
- * FREEHOLD



4 Bedroom Detached Period Property

Hafod Y Coed
Penmaen Park
Llanfairfechan
LL33 0RN

£899,950

Reference Number: FP7956
22/2/2024

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

Penmaen Park 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. Take the immediate left onto Penmaenmawr Road, right onto Penmaen Road, right onto Penmaen Park, follow the road up, bear left onto Penmaen Park, follow the road round to the end where Hafod Y Coed can be found on the right.

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

Energy Efficiency Rating: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		



Four Bedroom Detached Period Property Enjoying Superb Views

4 Bedroom Detached Period Property

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Porch

5' 11" x 4' 1" 1.80m x 1.24m

Hallway

35' 6" x 5' 11" 10.82m x 1.80m

Dining Room

13' 1" x 15' 7" into bay 3.99m x 4.75m

Lounge

19' 11" x 16' 5" into bay 6.07m x 5m

Snug

13' 9" x 9' 9" 4.19m x 2.97m

Kitchen/Breakfast Room

20' 3" x 11' 8" 6.17m x 3.55m

Utility Room

13' x 8' 1" 3.96m x 2.46m

Boot Room/Utility Room

8' 2" x 6' 9" 2.49m x 2.06m

Shower Room

9' 5" x 5' 7" 2.87m x 1.70m

Landing

30' 5" x 5' 11" 9.27m x 1.80m

Inner Landing

10' 5" x 3' 3.17m x 0.91m

Bedroom One

14' 2" x 10' 1" 4.31m x 3.07m

Ensuite

10' 3" max x 5' 10" 3.12m x 1.78m

Bedroom Two

13' 11" x 10' 2" 4.24m x 3.10m

Dressing Room

8' 1" x 5' 6" 2.46m x 1.67m

Bedroom Three

11' 3" x 14' 3" 3.43m x 4.34m

Ensuite

8' x 8' 1" 2.43m x 2.46m

Bedroom Four

13' 11" x 10' 8" 4.24m x 3.25m

Ensuite

10' max x 5' 8" max 3.05m x 1.72m

Bathroom

9' 5" x 5' 8" 2.87m x 1.72m

Garden Room One

13' 7" x 8' 1" 4.14m x 2.46m

Store Room

6' 11" x 3' 3" 2.11m x 0.99m

Garden Room Two

9' 2" x 5' 3" 2.79m x 1.60m

Potting Shed/Store Room

14' 7" x 6' 1" 4.44m x 1.85m