

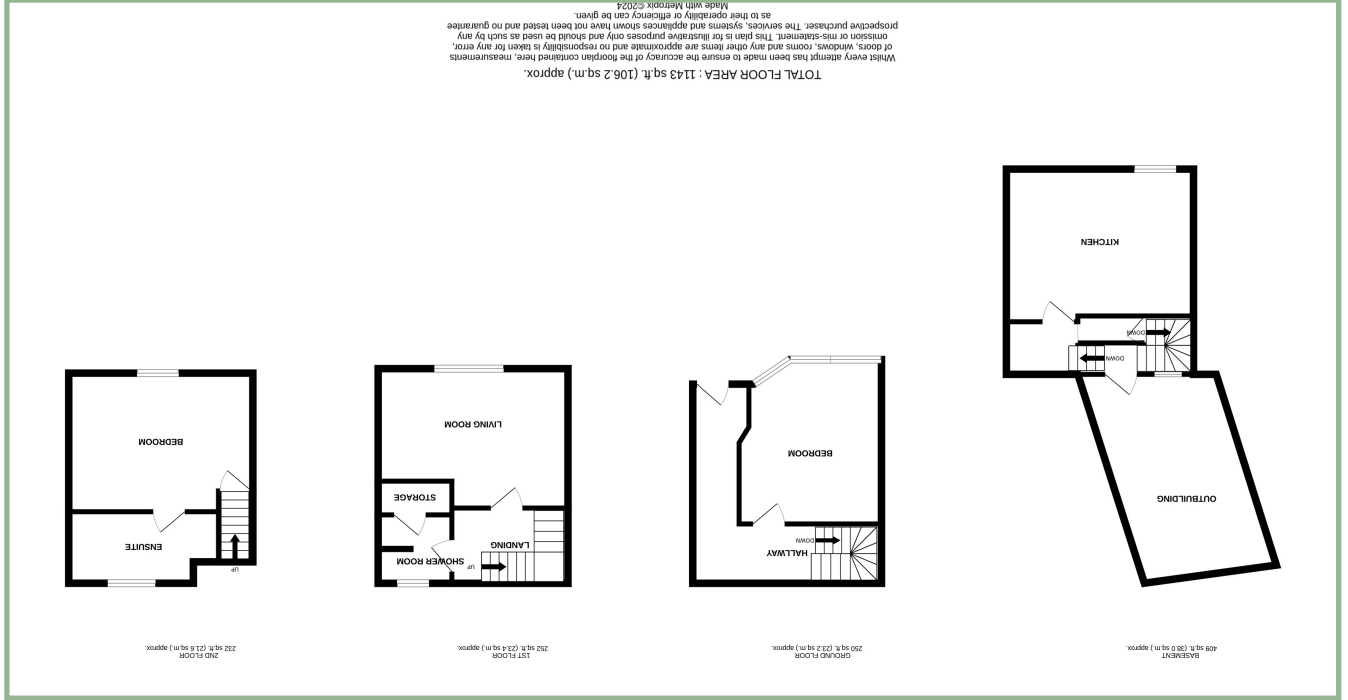
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com

Fletcher & Poole



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



Two Bedroom End Terrace House Close To The Beach

Description

A Two bedroom end terraced home located in the centre of Llanfairfechan village within walking distance to the local amenities, transport service, beach and promenade.

The property is laid over four floors with accommodation consisting of Ground Floor: Entrance hallway and bedroom. Floor One: Lounge, shower room and storage room with gas fired combination boiler and space for washing machine and tumble dryer. Floor Two: Bedroom and ensuite.

To the lower level floor: Lean to, Kitchen/diner with fitted extractor fan and space for an electric oven and fridge/freezer.

- ✓ FREEHOLD
- ✓ WALKING DISTANCE TO AMENITIES, SHOPS AND BEACH
- ✓ DRIVEWAY PARKING
- ✓ EASY ACCESS TO A55
- ✓ NO CHAIN
- ✓ CLOSE TO LOVELY WALKS ALONG THE PROMENADE

Hallway

14' 9" max x 13' 6" max 4.49m x 4.11m



Bedroom One

12' 11" x 10' 4" 3.94m x 3.15m

Landing

4' 2" x 12' 11" 1.27m x 3.94m



Lean To

17' 3" x 8' 7" 5.26m x 2.61m



Kitchen

12' x 14' 1" 3.66m x 4.29m



Lounge

11' 5" x 15' 3.48m x 4.57m



Shower Room

6' 10" x 5' 9" 2.08m x 1.75m

Utility Room

2' 6" x 5' 11" 0.76m x 1.80m



Bedroom Two

10' 11" x 13' 10" 3.32m x 4.21m

Ensuite

5' 5" x 10' 5" 1.65m x 3.17m

Location

1 Castle Buildings is located close to the centre of the village of Llanfairfechan, which benefits from a range of local shops, primary school, 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, right at the traffic lights. Proceed for 20-30 meters and the property is on your right which is located opposite to where the pay and display parking starts.

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

2 Bedroom End Terrace

1 Castle Buildings
Station Road
Llanfairfechan
LL33 0AN

£145,000

Reference Number: FP7990
28/3/2024

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

