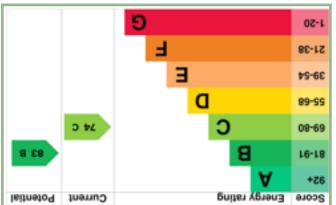
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

aloo93379ADJaH 987









Four Bedroom Detached Home Enjoying Sea, Puffin Island & Mountain Views

Description

Superb views over the sea, Puffin Island, the mountains and the stunning sunsets can be enjoyed from this detached four bedroom family home. Parc Moel Lus is situated in a slightly elevated position above the village and allows for easy access to the shops, primary school, beach and fantastic mountain walks.

The accommodation is laid out to make the most of the views from the living accommodation: Hallway with airing cupboard and store cupboard, master bedroom with ensuite shower room and three further double bedrooms and family bathroom. There is also a utility room on the ground floor with space and plumbing for a washing machine and dryer and access to the rear garden.

To the first floor: landing with W.C, superb double aspect lounge with sliding patio doors onto the balcony from which to watch the sun go down. Kitchen with gas hob, double electric oven and space and plumbing for a dishwasher and fridge/freezer, dining room which has double doors into the lounge and a study/ potential fifth bedroom.

To the outside there is driveway parking for three/four vehicles, garage with power and light and a lawned front garden. The south east facing rear garden has a flagged seating area with steps up to a lawned area. Ideal gas fired central heating boiler and double glazed timber windows.

- ✓ DETACHED FOUR BEDROOM HOME
- ✓ ENJOYS SUPERB VIEWS
- ✓ UPSIDE DOWN HOUSE TO MAKE THE MOST OF THE VIEWS
- √ WITHIN WALKING DISTANCE TO THE SHOPS AND PRIMARY SCHOOL
- √ BALCONY OFF THE LOUNGE
- ✓ FREEHOLD

Hallway

14'10" x 11'7" 4.52m x 3.53m



Bedroom One

11'4" max x 11'6" 3.45m x 3.50m Ensuite

5'10" x 4'6" 1.78m x 1.37m



Bedroom Two

10' 9" x 10' 7" 3.27m x 3.22m

Bedroom Three

11'4" x 9'4" 3.45m x 2.84m

Bedroom Four

9' max x 9' 10" 2.74m x 3m

Bathroom

5'9" x 6'4" 1.75m x 1.93m



Lounge

17' 1" max x 15' 5.21m x 4.57m



Kitchen

11' 1" x 10' 10" 3.38m x 3.30m

Dining Room

12'6" max x 9'8" 3.81m x 2.94m

W.C

5'4" x 2'9" 1.62m x 0.83m

Study

8'10" x 5'10" 2.69m x 1.78m

Utility Room

7' 4" x 5' 10" 2.23m x 1.78m

Garage

17'9" x 8'11" 5.41m x 2.71m

Location

Situated above the village of Penmaenmawr with its range of shops, primary school, medical centre and bus/rail services. The A55 costal 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 follow the signs to he A55 Expressway in the direction of Bangor. Take the second turning signposted Penmaenmawr, proceed into the village, turn left at the traffic lights, up the hill and right into Merton Park, travel to the top of the road, turn left and first right into Parc Moelus, proceed up the hill and take the first left where number 19 can be found on the right.

Council Tax Band: F (provided on www.voa.gov.uk Energy Efficiency Rating: C

4 Bedroom Detached Home

19 Parc Moel Lus Penmaenmawr LL34 6DN

£350,000

REDUCED FROM £365,000

Reference Number: FP7984 25/3/2024

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:

tel: 01492 583100 fax: 01492 583616 email: conwy@fletcherpoole.com web: www.fletcherpoole.com









