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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.



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	74 C	
81-91	B		83 B
92+	A		





# 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 coastal 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 the 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](http://www.voa.gov.uk))  
Energy Efficiency Rating: C

## 4 Bedroom Detached Home

19 Parc Moel Lus  
Penmaenmawr  
LL34 6DN

OFFERS OVER  
**£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:

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