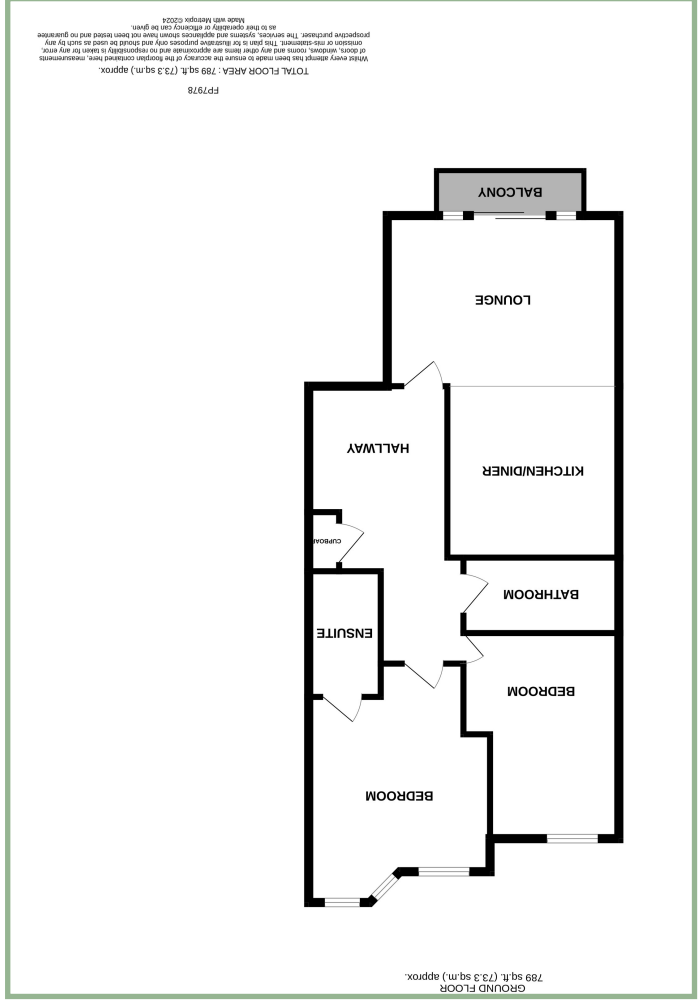


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole



Score	Energy rating	Current	Potential
92+	A	85 B	85 B
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Two Bedroom Second Floor Apartment Enjoying Superb Views

## Description

An immaculately presented two bedroom second floor apartment enjoying the most stunning uninterrupted views over the sea, Puffin Island, Anglesey, The Great Orme, stunning sunsets and the mountains. Built in 2021 to a high standard, apartment 7 is the first to be resold since new.

The well planned accommodation comprises: Secure communal entrance with lift and stairs to all floors, personal door to apartment 7: Hallway with store cupboard, open plan lounge/diner/kitchen enjoying the stunning views. The lounge area has sliding patio doors onto the glazed balcony from which to enjoy the views. The modern kitchen has an electric induction hob, electric oven, integrated dishwasher and space and plumbing for a washing machine and fridge/freezer. Master bedroom with ensuite shower room, a second double bedroom and modern bathroom.

UPVC double glazing and gas fired Worcester combination boiler.

To the outside there is one allocated parking space (labelled number 7) and a low maintenance communal front garden area.

- ✓ IMMACULATLY PRESENTED TWO BEDROOM SECOND FLOOR APARTMENT
- ✓ ENJOYS STUNNING VIEWS
- ✓ RECENTLY BUILT DEVELOPMENT OF ONLY 16 APARTMENTS
- ✓ ONE ALLOCATED PARKING SPACE
- ✓ LIFT TO ALL FLOORS
- ✓ COMMUNAL FRONT GARDEN AREA
- ✓ EASY ACCESS TO THE SHOPS, BEACH AND THE A55
- ✓ LEASEHOLD

## Hallway

20' 8" x 5' 5" 6.30m x 1.65m

## Lounge Area

15' 2" x 11' 4.62m x 3.35m



## Kitchen/Diner

11' 1" x 11' 1" 3.38m x 3.38m



## Bedroom One

15' x 11' 2" 4.57m x 3.40m



## Ensuite

12' 7" x 9' 1" 3.83m x 2.77m

## Bedroom Two

13' 4" x 10' 1" 4.06m x 3.07m



## Bathroom

9' 2" x 4' 11" 2.79m x 1.50m



Agent Notes: Apartment is leasehold on a 999 year lease from 2021. Ground rent of £177 per annum and a service charge of £497 per annum to include the buildings insurance, cleaning of the communal areas, lift maintenance and external window cleaning and external painting every five years.

## Location

Situated on the outskirts of 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 proceed in the direction of the A55 Bangor. Take the second exit off signposted Penmaenmawr. Proceed towards the village where Cambrian Court can be found on the right.

Council Tax Band: C (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Efficiency Rating: B

## 2 Bedroom Second Floor Apartment

Apartment 7  
Cambrian Court  
Conway Road  
Penmaenmawr  
LL34 6BH

OFFERS OVER  
**£210,000**

Reference Number: FP7978  
19/3/2024

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](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

