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Fletcher & Poole



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



1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.

GROUND FLOOR AREA: 708 sq.ft. (65.8 sq.m.) approx.

When every attempt has been made to ensure the accuracy of the location 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Made with AutoCAD 2024

2ND FLOOR  
291 sq.ft. (27.0 sq.m.) approx.





# Two Bedroom Mid Terrace Cottage Enjoying Fantastic Views

## Description

A quaint two bedroom mid terrace cottage located in a slightly elevated position on the outskirts of the village enjoying the most superb views over the village of Llanfairfechan, the sea, the Isle of Anglesey, Puffin Island, the mountains and the superb sunsets.

The accommodation comprises: Entrance into the lounge/diner with multi fuel stove that has a back boiler on slate hearth and small under stairs storage cupboard. Downstairs bedroom which is accessed via the lounge/diner. Kitchen with gas hob, electric oven, space and plumbing for a washing machine and fridge/freezer, inner hall area providing access to the bathroom.

To the first floor: Mezzanine landing area with access door into the good size loft storage and a second bedroom with built in wardrobes.

UPVC double glazing and timber Velux windows, electric storage heaters with a back boiler that heats the mezzanine radiator.

To the outside there is a foot gate with steps leading up through the front garden to the front door. The front garden is well planted with a variety of plants and shrubs and benefits from a flagged seating area from which to enjoy the superb views.

To the rear of the property there is a good size south facing garden with views of the mountain, a flagged patio provides a lovely area to entertain or sit back and enjoy the views, established borders run down the garden with a shed that has a mix of stone, block and brick walls and a timber front.

- ✓ QUAIN TWO BEDROOM MID TERRACE COTTAGE
- ✓ SITUATED ABOVE THE VILLAGE ENJOYING SUPERB FAR-REACHING VIEWS
- ✓ ENJOYS A SOUTH FACING REAR GARDEN
- ✓ WITHIN WALKING DISTANCE TO THE SHOPS AND TRANSPORT LINKS
- ✓ CLOSE TO LOVELY WOODLAND, MOUNTAIN AND BEACH WALKS
- ✓ FREEHOLD
- ✓ NO CHAIN

## Lounge/Diner

14' 6" x 13' 5" 4.42m x 4.09m



## Kitchen

13' 10" x 6' 8" 4.21m x 2.03m



## Bedroom Two

11' 2" x 6' 2" 3.40m x 1.87m



## Inner Hall

6' 3" x 3' 1" 1.90m x 1.82m

## Bathroom

7' 2" x 6' 6" 2.18m x 1.98m



## Bedroom One

11' 9" x 6' 5" 3.58m x 1.95m



## Mezzanine

10' 9" x 10' 11" 3.27m x 3.32m



## Location

Terrace Walk is located on the outskirts 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. Proceed into the village, left at the traffic lights, pass the shops, left onto Bryn Road, bear right onto Valley Road, proceed up the hill to the end and bear right over the bridge onto Terrace Walk, follow the road and where you see the road widening with a grassed area with a bench, park here then walk a short distance to where the property can be found on the left.

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

Energy Efficiency Rating: E

## 2 Bedroom Mid Terrace Home

2 Bron Cae  
Terrace Walk  
Llanfairfechan  
LL33 0EW  
NO CHAIN

**£160,000**

Reference Number: FP7999  
8/4/2024

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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