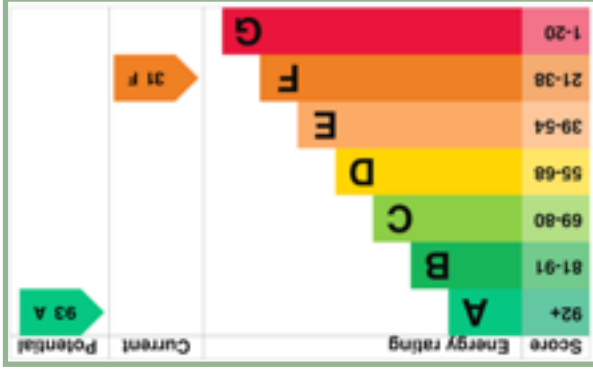


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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





# Two Bedroom Mid Terrace Stone Cottage

## Description

Situated in a tucked away position close to the heart of the village, a quaint two bedroom mid terrace stone cottage with views of the mountains from the rear garden.

The property would make an ideal holiday home or holiday let with it's easy access to the beach, promenade, woodland and mountain walks and with the village being situated close to the A55, ideal for exploring the north Wales coastline and Snowdonia.

The accommodation comprises: Open plan lounge/kitchen with exposed stone fireplace with log burning stove. The kitchen area has base units, one wall unit and a sink and space for a low level fridge with space/potential to put an electric oven. Understairs cupboard and door providing access onto the rear garden.

Stairs lead to the first floor: Landing, two bedrooms both with high ceilings and a shower room.

Part UPVC double glazing and part timber windows. Electric Redring heating system for the hot water and electric shower.

To the outside there is stone outhouse and a low maintenance two tiered rear garden laid to flagstones with a timber gate providing access to the rear of the cottages for the neighbours. The current owners park outside the cottage.

- ✓ QUAIN TWO BEDROOM MID TERRACE STONE COTTAGE
- ✓ SITUATED IN THE HEART OF THE VILLAGE
- ✓ EASY ACCESS TO LOVELY WOODLAND, BEACH & MOUNTAIN WALKS
- ✓ ENJOYS VIEWS OF THE MOUNTAINS FROM THE REAR GARDEN
- ✓ IDEAL SECOND HOME, HOLIDAY LET OR FIRST HOME
- ✓ IDEAL BASE FOR EXPLORING THE NORTH WALES COAST
- ✓ FREEHOLD
- ✓ NO CHAIN

## Lounge/Kitchen

13' 1" x 14' 1" 3.99m x 4.29m



## Landing

9' 5" x 3' 7" 2.87m x 1.09m

## Bedroom One

9' 10" x 6' 11" 3m x 2.11m



## Bedroom Two

9' 10" x 6' 10" 3m x 2.08m



## Shower Room

6' 5" max x 4' 5" 1.95m x 1.34m



## Outhouse

8' x 2' 11" 2.43m x 0.88m

## Location

Tai Twr 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, left at the traffic lights. Proceed up the high street, bear right over the bridge where 2 Tai Twr can be found tucked away on the left hand side.

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

2 Bedroom Mid Terrace Cottage

2 Tai Twr  
Pen Y Bryn Road  
Llanfairfechan  
LL33 0UA

NO CHAIN

**£105,000**

Reference Number: FP7994  
4/4/2024

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:

tel: 01492 583100  
fax: 01492 583616  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

