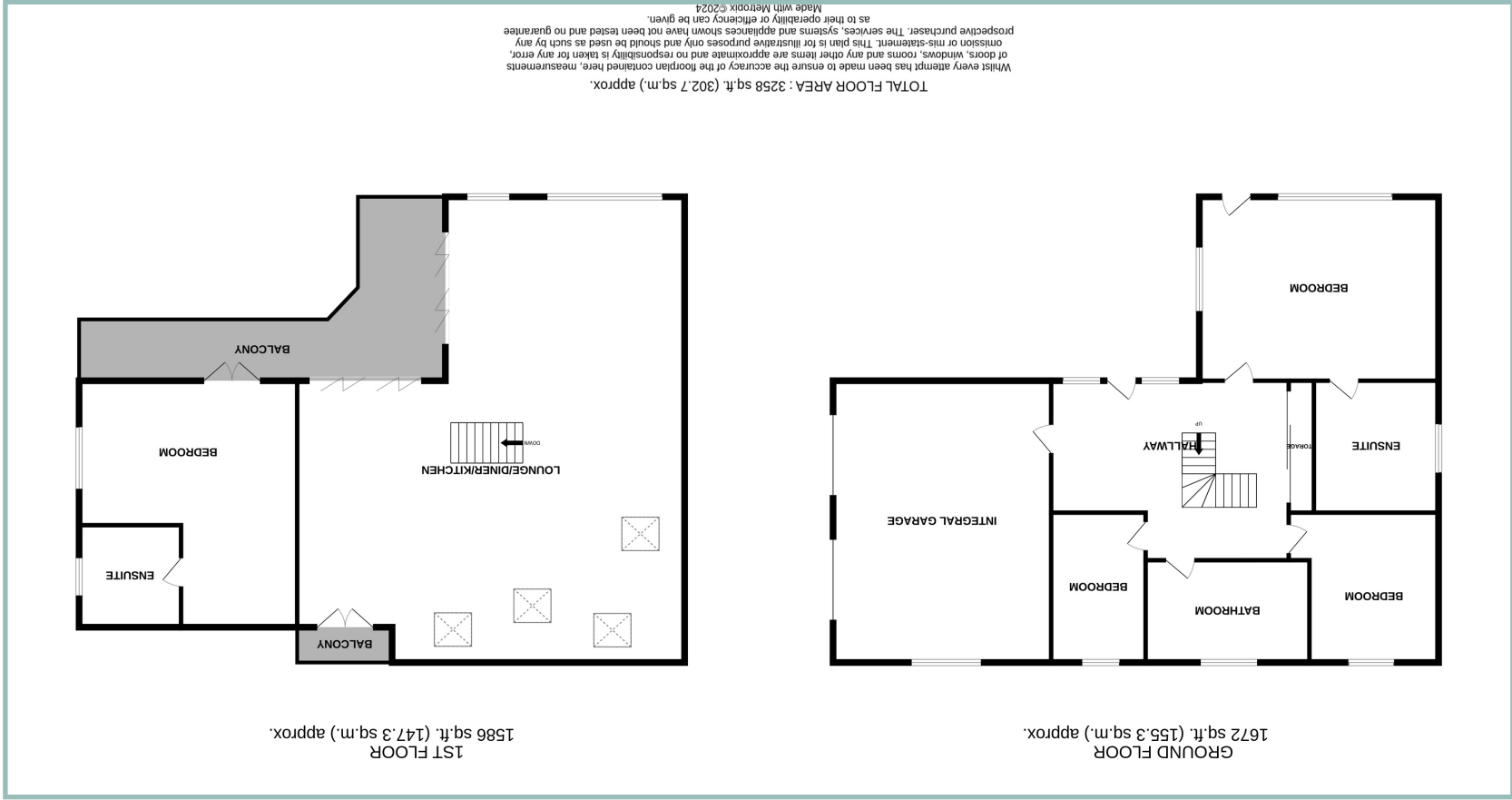


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



Stunning Individually Designed Four Bedroom Home Enjoying Fantastic Views

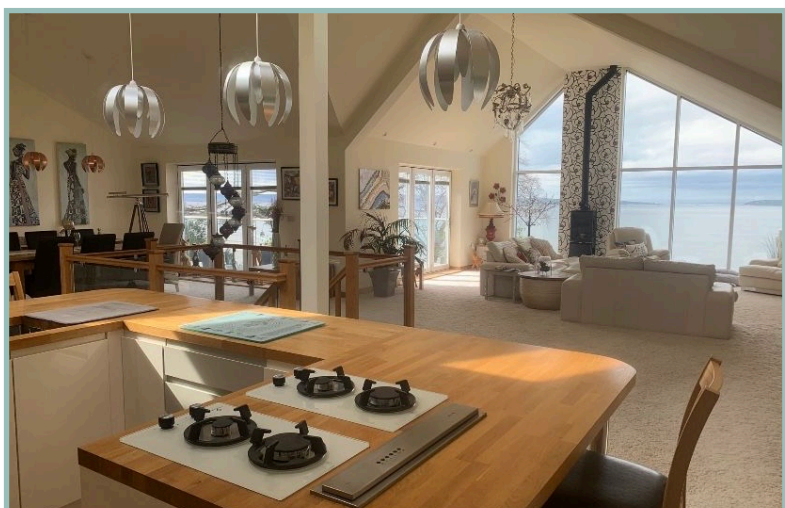
Description

Puffin View truly is a magnificent individually designed four bedroom home situated in a slightly elevated position on the outskirts of the village. Ideal for access to the shops, commuting along the A55 and easy access to superb walks in the Carneddau mountains, along the beach and coast. The views are breathtaking and far reaching over the sea, the Isle of Anglesey, Puffin Island, the mountains and the incredible sunsets. Built in 2016 to a high specification and thoughtfully designed to make the most of the views with the living accommodation and master bedroom situated on the first floor with access onto the glazed balconies.

A large and inviting reception hall greets you with a solid oak turned staircase and large cupboard for coats and an integral door into the garage/utility. There are three bedrooms to the ground floor with the second bedroom enjoying a double aspect with large picture windows taking in the magnificent views and a large ensuite five piece bathroom with walk in shower area, freestanding bath and two circular sinks. Two further bedrooms and a family bathroom. The first floor is just stunning, all open plan apart from the master bedroom with high Apex ceilings, Velux windows, large glazed Apex window and two sets of bi-folding doors flood the space with natural light and views to die for. The living area has a gas stove for those chillier evenings and bi-folding doors onto the wrap around glazed balcony, a dining area provides ample space for entertaining, again with bi-folding doors onto the glazed balcony. The kitchen area has been tastefully designed for the open plan living with its neutral colours ensuring it blends in with the rest of the room, there is an integrated microwave, microwave oven and oven, four ring gas hob with pop up extractor, integrated fridge/freezer and centre island/breakfast bar area with solid wood worktops. A study/office area with fitted desk and double doors provide access onto an additional rear glazed balcony with views over the garden and the mountain. The master bedroom also has access onto the front balcony and an ensuite shower room with a range of fitted cupboards.

The outside space has been landscaped to make the most of the views with a decked and glazed seating area, a large paved area and flagged pathways with a timber shed to the side. Sloped lawned front garden with established shrubs and a well planted rockery area to the rear. There is a large block paved driveway, double garage with two electric roller doors, two gas central heating boilers and separate hot water cylinder to ensure enough hot water if all three showers were in use at the same time, utility area with space and plumbing for a washing machine, dryer and sink. UPVC double glazing and under floor heating throughout.

- * INDIVIDUALLY DESIGNED FOUR BEDROOM CONTEMPORARY HOME
- * ENJOYS THE MOST SUPERB UNINTERRUPTED VIEWS
- * SPACIOUS ROOMS WITH OPEN PLAN LIVING TO THE FIRST FLOOR
- * CLOSE TO LOVELY BEACH AND MOUNTAIN WALKS
- * BUILT IN 2016 TO A HIGH SPECIFICATION
- * UNDERFLOOR HEATING THROUGHOUT
- * VIEWING ESSENTIAL TO APPRECIATE THE SPACE AND LAYOUT
- * FREEHOLD



4 Bedroom Detached Home

Puffin View
Penmaen Park
Llanfairfechan
LL33 0RL

£895,000

Reference Number: FP8001
9/4/2024

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
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

Location

Penmaen Park is located close to the centre 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.

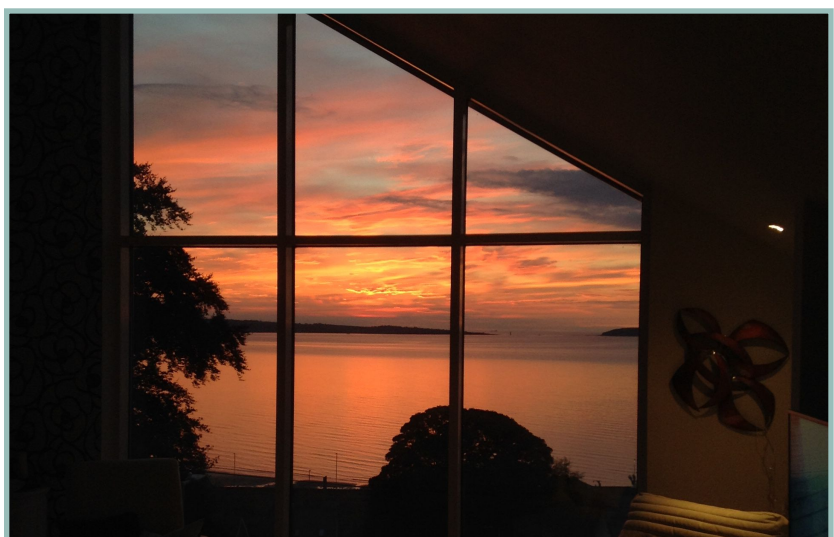
Directions

From our Conwy office proceed along the A55 in the direction of Bangor. Take the third exit off for Llanfairfechan. Take the immediate left onto Penmaenmawr Road, right onto Penmaen Park, follow the road up keeping left, Puffin View will be found after a short distance on the left.

Council Tax Band: G (provided on www.voa.gov.uk)

Energy Efficiency Rating: B

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 85 B | 89 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Stunning Individually Designed Four Bedroom Home Enjoying Fantastic Views

Hallway

23' 4" x 15' 10" max 7.11m x 4.82m



Bedroom Two

21' 1" x 16' 3" 6.03m x 4.95m



Ensuite Bathroom

10' 7" x 11' 8" 3.22m x 3.55m



Bedroom Three

13' 11" max x 13' 3" 4.24m x 4.04m



Bedroom Four

13' 4" x 8' 4" 4.06m x 2.54m



Bathroom

14' 6" x 9' 4.42m x 2.74m

Open Plan Lounge/Dining/Kitchen

36' 11" x 42' 1" 11.25m x 12.82m

Bedroom One

19' 1" x 22' max 5.82m x 6.71m



Ensuite Shower Room

9' x 9' 2.74m x 2.74m



Garage & Utility Area

19' 3" x 22' 3" 5.87m x 6.78m

4 Bedroom Detached Home

Puffin View
Penmaen Park
Llanfairfechan
LL33 0RL

£895,000

Reference Number: FP8801
9/4/2024

Fletcher & Poole,
3 Lancaster Square,
Conwy LL32 8HT

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