





# Three Bedroom End Terrace Home

## Description

A three bedroom end terrace home situated within a five minute walk of the village centre and mountain views.

The accommodation comprises: Hallway, open plan lounge/diner, kitchen with gas hob, electric oven and space for a fridge/freezer, rear porch with space and plumbing for a washing machine.

To the first floor: Landing, three bedrooms and bathroom.

UPVC double glazing and gas fired Heatline combination boiler.

To the outside there is a front garden which is mainly laid to lawn with a gated rear garden which has a double gate providing off road parking.

- ✓ THREE BEDROOM END TERRACE HOME
- ✓ OFF ROAD PARKING AT THE REAR
- ✓ MOUNTAIN VIEWS
- ✓ WALKING DISTANCE TO THE CENTRE OF THE VILLAGE
- ✓ EASY ACCESS TO LOVELY MOUNTAIN AND BEACH WALKS
- ✓ FREEHOLD
- ✓ NO CHAIN

## Hallway

13' 5" x 6' 1" 4.09m x 1.85m

## Lounge/Diner

23' 8" x 13' 4" max 7.22m x 4.06m



## Kitchen

10' x 8' 8" 3.05m x 2.64m



## Rear Porch

5' 11" x 3' 10" 1.80m x 1.17m

## Bedroom One

13' 2" x 9' 8" 4.01m x 2.94m



## Bedroom Two

13' 2" x 10' 1" 4.01m x 3.07m



## Bedroom Three

9' 10" x 10' 3" max 3m x 3.12m



## Bathroom

9' x 6' 5" 2.74m x 1.95m



## Location

Situated close to the centre of the village of Penmaenmawr with its range of shops, primary school 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 into the village, turn left at the traffic lights onto Fernbrook Road, right onto Y Berllan, first left where number 32 can be found set back from the road on the left.

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

## Three Bedroom End Terrace Home

59 Gilfach Road  
Penmaenmawr  
LL34 6EY

NO CHAIN

**£155,000**

Reference Number: FP8021  
8/5/2024

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)  
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