



**PENMAEN PARK, LLANFAIRFECHAN**

**Price £375,000**



**William Gleave Buckley**  
47-49 Madoc Street  
Llandudno, LL30 2TW

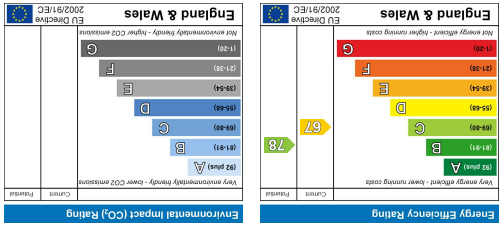
**William Gleave Rhyll**  
19 Clwyd Street  
Rhyll, LL18 3LA

**William Gleave Llandudno**  
47-49 Madoc St  
Llandudno, LL30 2TW

**T:** 01492 873854  
**E:** [llandudnolettings@wgestateagents.co.uk](mailto:llandudnolettings@wgestateagents.co.uk)  
**W:** [www.wgestateagents.co.uk](http://www.wgestateagents.co.uk)

**T:** 01745 336 699  
**E:** [rsrhyll@wgestateagents.co.uk](mailto:rsrhyll@wgestateagents.co.uk)  
**W:** [www.wgestateagents.co.uk](http://www.wgestateagents.co.uk)

**T:** 01492 873 854  
**E:** [llandudno@wgestateagents.co.uk](mailto:llandudno@wgestateagents.co.uk)  
**W:** [www.wgestateagents.co.uk](http://www.wgestateagents.co.uk)



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A delightful detached, 4 bedroom house situated in an enviable position within Llanfairfechan. The property commands great views across the Menai Strait towards Anglesey and Puffin Island from its elevated and semi-rural position. Inside, the property is spacious with a very generously sized lounge with large, glass sliding doors that make the most of the views, and lead out to a first floor balcony. Viewing is highly recommended! NO CHAIN!

**ENTRANCE HALL**

With doors off to fourth bedroom/office, downstairs bathroom, and garage. Stairs leading to first floor accommodation.

**LIVING ROOM**

18'7 x 15'6 (5.66m x 4.72m)  
 Situated on the first floor, the lounge is the centre-piece of this delightful house. With a large sliding glass door, the room offers panoramic views from an elevated position, as well as access to the balcony.

**KITCHEN/ DINER**

14'10 x 10'9 (4.52m x 3.28m)  
 Situated on the first floor. With a range of base and wall units, integrated stainless steel sink, integrated oven, and gas hob. Door leading to side of house and rear garden.

**BEDROOM ONE**

12'1 x 11'7 (3.68m x 3.53m)  
 A spacious double bedroom situated on the first floor, with double glazed window overlooking rear garden, and double radiator.

**BEDROOM TWO**

12'5 x 10'10 (3.78m x 3.30m)  
 Another double bedroom, this time situated at the front of the property. With a UPVC double-glazed window offering great views across the Menai Strait towards Anglesey and Puffin Island.

**BEDROOM THREE**

9'6 x 7'11 (2.90m x 2.41m)  
 A small double room to the rear of the property, with UPVC window overlooking rear garden and single radiator

**BEDROOM FOUR**

11'10 x 10'6 (3.61m x 3.20m)  
 Situated on the ground floor to the front of the property. Currently set up as a home office, this could also be configured as another double bedroom.

**UPSTAIRS BATHROOM**

Suite of low-level flush WC, pedestal wash-hand basin, and panel bath with shower above.

**DOWNSTAIRS BATHROOM**

Suite of low-level flush WC, pedestal wash-hand basin, and enclosed shower.

**GARAGE**

18'11 x 14'10 (5.77m x 4.52m)  
 A large and spacious garage that can be accessed via the electric up-and-over external garage door, or from the house via an internal door off the hallway. The garage benefits from having full electrics and plumbing, with it currently being used for storage, and as a utility room.

**OUTSIDE**

Off-road parking for up to two vehicles to the front. To the rear, a raised garden mainly to lawn, with flagged steps and walkway areas surround the sides and rear of the house.

**LLANFAIRFECHAN**

The coastal town of Llanfairfechan is one of the gems of North Wales. Located just off the A55 between Conwy and Bangor, the town benefits from great transport links, but still has all the benefits of a quiet, seaside town. The iconic Llanfairfechan Promenade, with its multi-coloured terraces, draws in visitors due to its expansive beach, fantastic cafes, and nature reserve which is a short walk down the coast. As well as all this, Llanfairfechan also borders the Snowdonia National Park and offers a multitude of mountain walks that take you right into the heart of Snowdonia's Carneddau mountain range. From atop the Carneddau mountains you can experience amazing coastal and mountain views, and may even spot some of our wild Welsh Mountain Ponies!

**TENURE**

Freehold.

**COUNCIL TAX BAND**

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