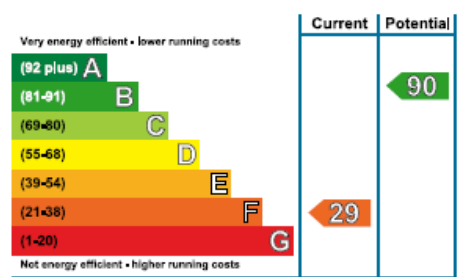
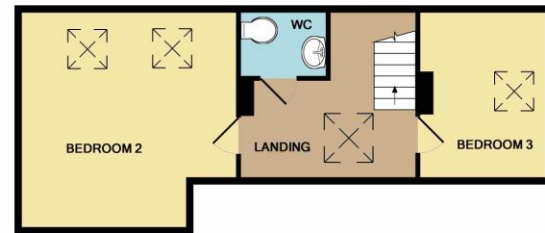




Energy Efficiency Rating



GROUND FLOOR
APPROX. FLOOR
AREA 1070 SQ.FT.
(99.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 446 SQ.FT.
(41.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1516 SQ.FT. (140.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tara, Terrace Walk, Llanfairfechan, Conwy LL33 0EL • £365,000
They say a picture paints a thousand words - well just look at the picture views from here!



- Attractive Detached Period Residence
- Generous Accommodation Over 2 Floors
- 3 Bedrooms, 2 Receptions & Conservatory
- Through Lounge With Multi-Fuel Stove
- uPVC Double Glazing & Oil Central Heating
- Desirable Location With Remarkable Sea Views
- Standing In Generous Mature Garden Grounds
- Driveway, Ample Parking & Double Garage
- Borders The Stunning Snowdonia National Park
- Viewing An Absolute Must To Fully Appreciate



Cymerwyd pob gofal wrth baratoi'r manylion hyn, ond eu diben yw rhoi arweiniad cyffredinol yn unig, ac ni ellir gwarantu eu bod yn fanwl gywir. Cofiwch d'yn os bydd unrhyw bwynt sy'n neilltuo o bwysig, neu dylid ceisio gwirad proffesiynol. Brasamcan yw'r holl ddimensiynau. Nid yw cyfeiriad at ddarnau gosod a gosodiadau a/neu gyfarpar yn golygu eu bod mewn cyflwr gweithredol effeithlon. Darperir ffotograffau er gwybodaeth gyffredinol, ac ni ellir casglu bod unrhyw eitem a ddangosir yn gywir sedig yn y pris gwerthu. Nid yw'r manylion hyn yn ffurfio contract na rhan o contract.

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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156 High Street, Bangor, Gwynedd LL57 1NU

Tara, Terrace Walk, Llanfairfechan, Conwy LL33 0EL North Wales



Description

Built in the 1950s, this eye-catching 2 Storey Detached Period Residence occupies a superb vantage point on the periphery of the popular coastal village of Llanfairfechan, offering exceptional views towards the sea, Puffin Island, Anglesey and the surrounding countryside. Tara is situated right on the border of the Snowdonia National Park on a scenic country lane known as Terrace Walk and overlooks the local golf course, presenting itself as a fine acquisition as it begins its exiting new chapter. The property stands in generous landscaped garden grounds to include a gated drive, plentiful parking and a detached Double Garage. The roomy interior is inviting with a spacious entrance hall as a welcome. The through lounge offers dual aspect windows and a focal fireplace housing a recessed wood burning stove, there's also a more formal dining room, a good size kitchen with built-in fridge/freezer and dishwasher and also a conservatory off. The principal bedroom is located on the ground floor complete with en-suite facilities. 2 bedrooms are located to the first floor with the added convenience of a further Wc. The accommodation benefits from full uPVC double glazing, oil fired central heating and briefly affords: Vestibule, Entrance Hall, Lounge, Dining Room, Breakfast Kitchen, Conservatory, main Bedroom, En-suite, Bathroom, separate Wc, Landing, 2 further Bedrooms and Wc. Viewing essential to fully appreciate the position.

Location

The property is situated on the southern edge of the village, bordering the foothills of Snowdonia and the boundary of the Snowdonia National Park with parts of the village reaching into a wooded valley beyond and on into the Park. With the coastline and pebble beach just a short drive away, there is much to enjoy in terms of outdoor activities. The village has a good range of local amenities and an interesting shopping mall with a number of independent outlets trading from traditional shop frontages. There's also the convenience of a primary school, village hall, doctor's surgery, golf club and several public houses. The promenade and sea front is popular with both locals and visitors with leisure facilities, a boating pond and sailing club. There is also a mainline railway station and a regular bus service. The coastal path nearby allows for a leisurely enjoyment of these surroundings where you will find a fine nature reserve and excellent bird watching. Llanfairfechan stands just off the A55 expressway affording easy access west-bound to the city of Bangor, the Isle of Anglesey and eastbound to Llandudno and other coastal resorts.

Property Features

Vestibule

Entrance Hall

Lounge

11' 10" X 17' 11" (3.63m X 5.48m)

Dining Room

12' 0" X 11' 11" (3.66m X 3.65m Max)



Kitchen/Breakfast Room

17' 11" X 12' 7" (5.48m X 3.85m Max)

Conservatory

6' 3" X 8' 4" (1.92m X 2.56m)

Bedroom 1

14' 4" X 11' 11" (4.37m X 3.64m)

En-Suite

Bathroom

5' 9" x 5' 10" (1.77m x 1.80m)

Separate Wc

Landing

Wc

Bedroom 2

14' 9" X 18' 2" (4.51m X 5.54m Max)

Part Restricted Headroom.

Bedroom 3

8' 10" X 11' 6" (2.70m X 3.52m)

Part Restricted Headroom.

Outside

A gated driveway rises up to a private parking area located in front of a spacious detached garage. The garage has twin timber folding doors and electricity supply. The gardens encompass the property with generous lawns, mature shrubberies which are populated by a varied range of decorative plants and shrubs. A further lawn is situated to the rear to include a vegetable plot and greenhouse.

Double Garage

16' 4" X 20' 6" (5.00m X 6.25m)

Directions

From Bangor, proceed eastbound along the A55 exiting at Junction 14 for Llanfairfechan. As you approach the village, turn right into Caefynnion Road and proceed to the T junction. Turn right onto Llannerch Road past the fire station and the golf club taking the next turning on your left onto Terrace Walk. Follow this road for approximately 500 yards where you will find the property located on your right hand side.

Services

We are informed by the seller this property benefits from mains Water, Electricity and Drainage.

Heating

Oil Central Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is Freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Viewing by Appointment

Tel: 01248 371212 / Email: bangor@dafyddhardy.co.uk



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