

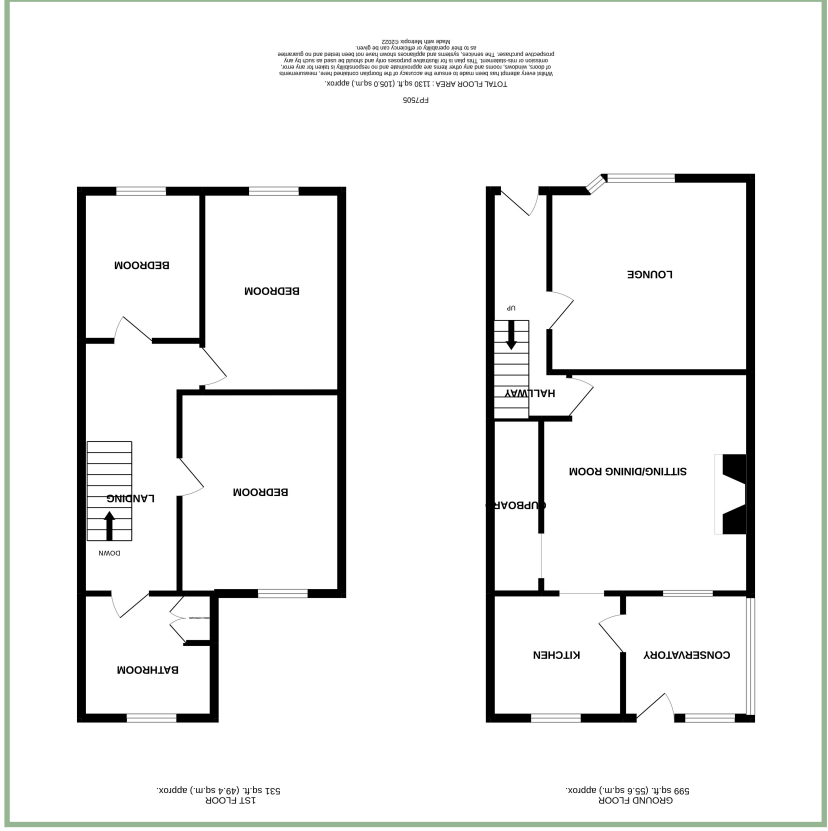
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www.fletcherpoole.com

Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	60   D	
69-80	C		
81-91	B		83   B
92+	A		



# Spacious Three Bedroom Mid Terrace Home

## Description

A deceptively spacious and well planned three bedroom mid terrace home situated on a quiet 'no through road', close to the centre of the town and enjoying views over Crafnant Forest.

The accommodation comprises: Entrance hall, lounge with stone fireplace and electric fire, dining/sitting room with gas fire with back boiler and walk in pantry/under-stairs storage cupboard, modern kitchen with built in electric double oven, gas hob and space and plumbing for a washing machine, access into the conservatory. To the first floor: Good size landing with access into the fully boarded and insulated loft which has a drop down ladder and Velux window. Two double bedrooms, single bedroom and bathroom. UPVC double glazing and gas fired back boiler for the heating, with separate hot water cylinder.

To the outside there is a parking space to the front, small area for planting and a good size landscaped rear garden with a flagged seating area, lawn, and an area with a timber shed. Timber gate providing rear access.

- ✓ DECEPTIVELY SPACIOUS THREE BEDROOM MID TERRACE HOME
- ✓ SITUATED ON A QUIET NO THROUGH ROAD
- ✓ ENJOYS FAR REACHING CRAFTNANT VALLEY VIEWS
- ✓ OVERLOOKS THE RAILWAY TO THE RAR
- ✓ CONSERVATORY & LOVELY REAR GARDEN

## Hallway

15' 1" x 4' 10" max 4.60m x 1.47m

## Lounge

12' 10" x 13' 3" 3.91m x 4.04m



## Dining/Sitting Room

14' x 13' 10" 4.26m x 4.21m



## Kitchen

8' 11" x 7' 2" 2.71m x 2.18m



## Conservatory

7' 11" x 9' 5" 2.41m x 2.87m



## Landing

17' 11" x 7' 5" max 5.46m x 2.26m

## Bedroom One

14' 6" x 10' 10" 4.42m x 3.30m



## Bedroom Two

13' 4" x 8' 9" 4.06m x 2.66m

## Bedroom Three

9' 11" x 8' 1" 3.02m x 2.46m

## Bathroom

8' 11" x 7' 2" 2.71m x 2.18m

## Location

Situated on the outskirts of the market town of Llanrwst, with an array of shops, transport links and the famous Tu Hwnt i'r Bont tea rooms. Rhodfa Deg boasts superb views over the Snowdonia National Park.

## Directions

From our Conwy office proceed back onto the A55 (east direction), come off at the slip road sign posted Glan Conwy, proceed onto the A470, on approaching the town of Llanrwst, turn left onto George Street, left onto John Street.

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

Energy Efficiency Rating: D

## 3 Bedroom Mid Terrace House

5 JOHN STREET  
LLANRWST  
CONWY  
LL26 0DR

**£215,000**  
REDUCED FROM £229,950

Reference Number: FP7505

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)

