

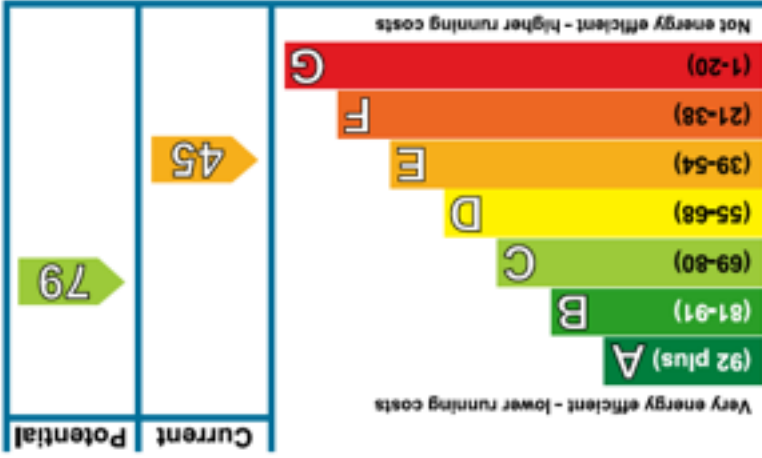
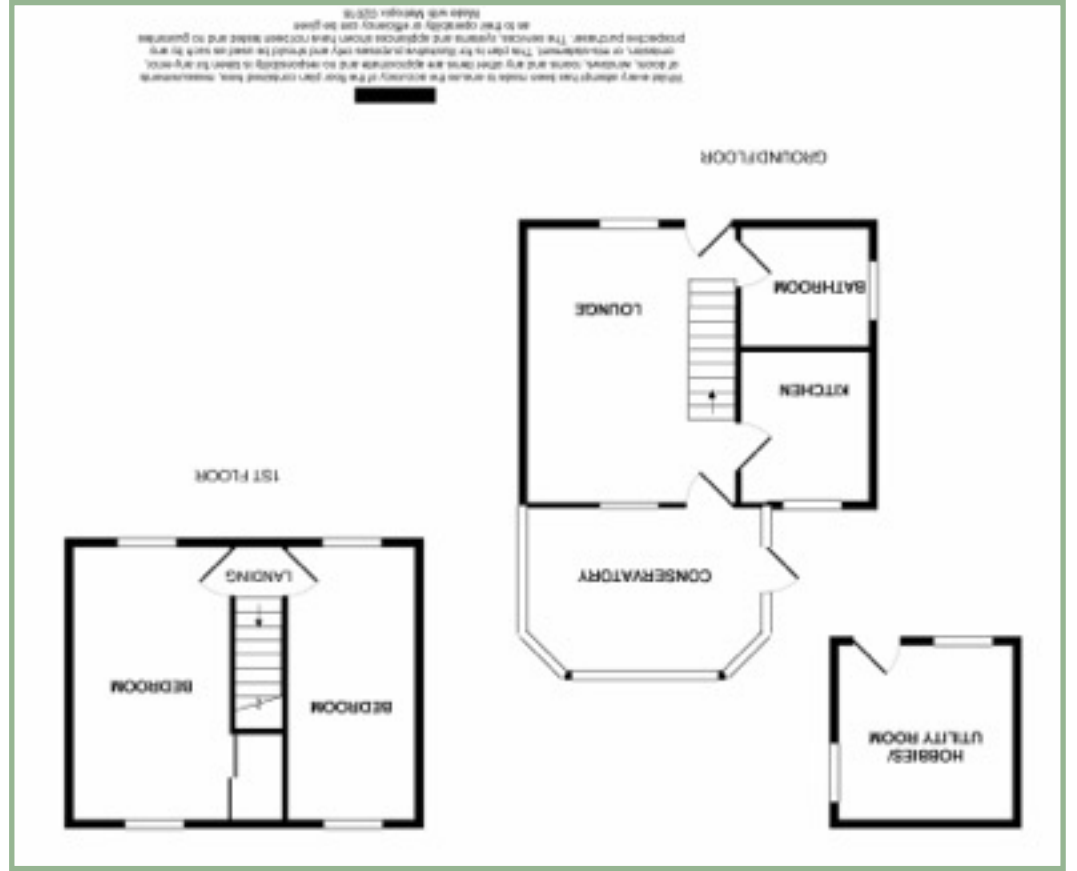
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com

Fletcher & Poole



# Immaculately Presented Two Bedroom Detached Stone Built Cottage

## Description

An absolute gem of a detached two bedroom stone built cottage situated just outside the Conwy town walls.

Pen Y Bryn offers well maintained and beautifully presented accommodation whilst retaining a wealth of charm and character. Ideally located on a no through road, tucked away, yet within a two minute walk of the shops, bars and restaurants, easy access to the harbour, castle, beach and mountain walks. There is a delightful walled courtyard garden to the rear aspect which enjoys sun throughout the day.

The accommodation comprises: Lounge with multi-fuel burner, newly installed kitchen, good size conservatory and bathroom. To the first floor: Two double bedrooms. Upvc double glazed box sash windows and gas central heating. Outside to the front is a designated parking space. Enclosed rear courtyard garden and a versatile garden room/studio/utility or potential spare bedroom.

- ✓ UNIQUE DETACHED STONE BUILT COTTAGE
- ✓ SITUATED JUST OUTSIDE THE CONWY CASTLE WALLS
- ✓ RETAINS A WEALTH OF CHARACTER & CHARM
- ✓ SUPERB WALLED COURTYARD GARDEN
- ✓ STUDIO/GARDEN ROOM WITH FURTHER POTENTIAL
- ✓ DESIGNATED PARKING SPACE TO FRONT
- ✓ VIEWING ESSENTIAL TO APPRECIATE THE CHARM & FEEL OF THIS LOVELY COTTAGE

## Entrance Area

Slate tile flooring, under-stairs storage cupboard.

## Lounge

15' 1" x 9' 5" 4.60m x 2.87m



## Kitchen

8' 4" x 7' 3" 2.54m x 2.21m



## Conservatory

14' 1" x 9' 1" 4.29m x 2.77m



## Bathroom

7' 1" x 6' 4" 2.16m x 1.93m

## Bedroom One

15' x 8' 9" 4.57m x 2.66m



## Bedroom Two

14' 11" x 7' 2" 4.54m x 2.18m



## Studio/Utility/Hobbies Room

9' 11" x 9' 3.02m x 2.74m

## Location

The historic walled town of Conwy is located on the banks of the River Conwy and is famous for its Castle. There is a busy harbour marina, golf course, wealth of local shops, medical centres, library, banks and schools and is located on a main bus route. The A55 Expressway for easy access to Chester and motorways is nearby.

## Directions

From our Conwy office proceed left into Uppergate Street through the arch, take the second right onto Old Road where Pen y Bryn can be found on the right.

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

Energy Efficiency Rating: E

## 2 Bedroom Detached Stone Built Cottage

PEN Y BRYN  
OLD ROAD  
CONWY  
LL32 8PN

**£295,000**  
REDUCED FROM £350,000  
Reference Number: FP7040

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)

