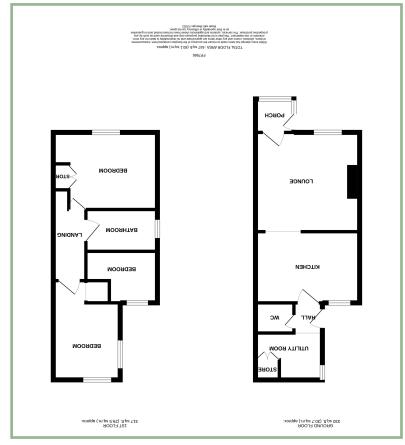
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

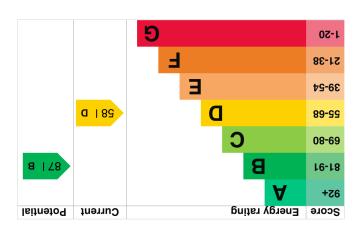
Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

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.

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# Extended Three Bedroom End Terrace Home

## Description

A light and spacious three bedroom end terrace home situated just outside the castle walls.

The extended accommodation comprises: Entrance porch, lounge with feature stone fireplace, archway through to the kitchen/diner which has an integrated fridge/freezer and freezer, space for a cooker, inner hall area providing access to the cloakroom and utility room with space and plumbing for a washing machine. To the first floor: landing, two double bedrooms and a single bedroom and bathroom. UPVC double glazing and gas fired Worcester combination boiler.

To the outside there is a small front yard area and a low maintenance courtyard garden to the rear with gated rear access.

- ✓ DECEPTIVELY SPACIOUS THREE BEDROOM END TERRACE HOME
- ✓ SITUATED JUST OUTSIDE THE CASTLE WALLS
- ✓ LIGHT & WELL PLANNED ACCOMMODATION
- ✓ NO CHAIN

#### Porch

3' 11" x 4' 4" 1.19m x 1.32m

#### Lounge

20' 11" x 12' 2" 6.38m x 3.71m



### Kitchen/Diner

14' 10" x 8' 3" 4.52m x 2.51m



## Rear Porch

3' 04" x 3' 1.01m x 0.91m

Cloakroom

4' 7" x 3' 1" 1.40m x 0.93m

Utility Room

7′ 11″ x 5′ 7″ 2.41m x 1.70

#### Bedroom One

9' 11" x 11' 7" 3.02m x 3.53m



#### Bedroom Two

13' 1" x 7' 10" 3.99m x 2.39m



#### Bedroom Three/Study

8′ 6″ x 6′ 1″ 2.59m x 1.85m

Bathroom

8′ 5″ x 4′ 11″ 2.56m x 1.50m



## 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, follow the road down where number 1 can be found on the left.

Council Tax Band: C (provided on www.voa.gov.uk Energy Efficiency Rating: D

## 3 Bedroom End Terrace House

1 BRYN HYFRYD TERRACE CONWY LL32 8PH

**NO CHAIN- GUIDE PRICE** 

£165,000
REDUCED FROM £205,000

Reference Number: FP7566

Fletcher & Poole, 3 Lancaster Square, Copwy 1132 8HT

Registered Company

## **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 web: www.fletcherpoole.com









