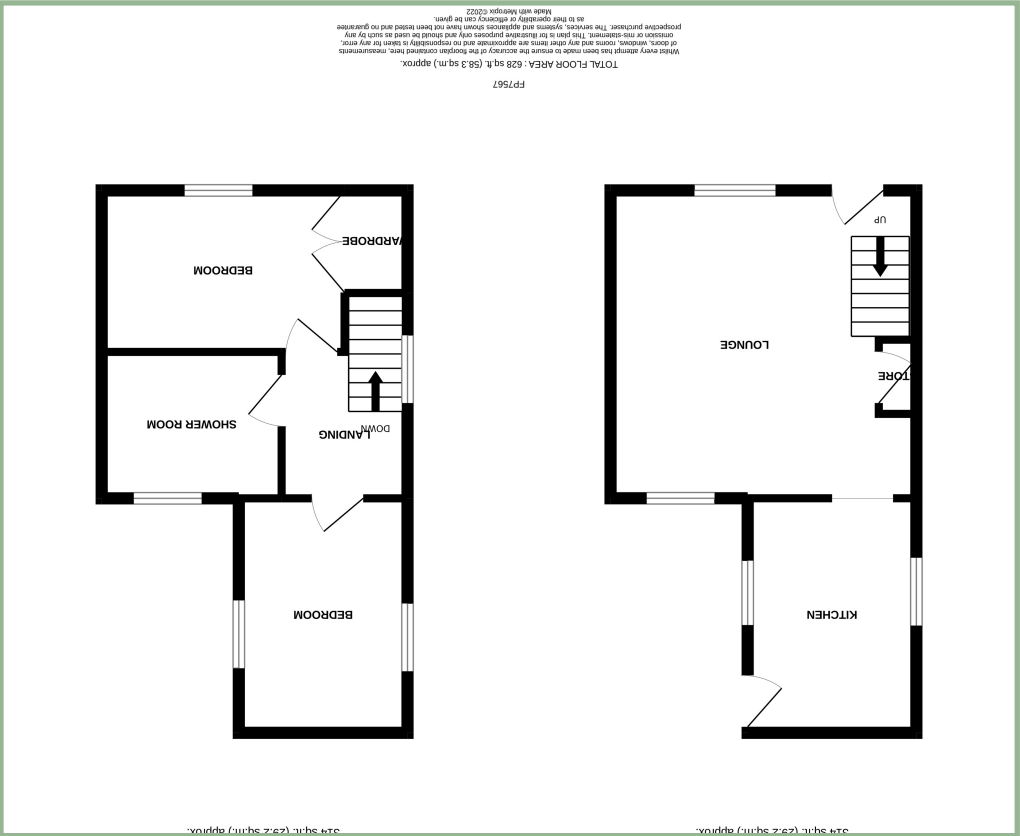


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

F&P Fletcher & Poole

www.fletcherpoole.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



Extended Grade II Two Bedroom End Terrace Stone Cottage

Description

A lovely two bedroom Grade II, stone end terrace cottage situated within the Conwy castle walls and enjoying views of the castle turret and walls from the side aspect.

The deceptively spacious accommodation benefits from a two storey extension and offers light and well appointed accommodation comprises: Lounge with feature exposed stone fireplace with log burner and tiled floor, double aspect modern kitchen with an integrated fridge, dishwasher, microwave, electric hob and oven, space and plumbing for a washing machine, solid wood work tops, wood stable door and tile floor. To the first floor: Landing, double bedroom with built in wardrobe, a second double bedroom with double aspect and modern shower room. Timber glazing and Baxi gas fired combination boiler.

To the rear there is a low maintenance courtyard garden.

- ✓ EXTENDED TWO BEDROOM END TERRACE STONE COTTAGE
- ✓ SITUATED WITHIN THE CASTLE WALLS
- ✓ LIGHT & WELL APPOINTED THROUGHOUT
- ✓ ENJOYS VIEWS OF THE CASTLE TURRET & WALLS
- ✓ NO CHAIN

Lounge

14' 11" x 14' 11" 4.54m x 4.54m



Kitchen

11' 5" x 8' 2" 3.48m x 2.49m

Landing

6' 10" x 5' 11" 2.08m x 8' 2"

Bedroom One

11' 9" x 7' 10" 3.58m x 2.39m



Bedroom Two

11' 4" x 7' 6" 3.45m x 2.28m



Shower Room

8' 9" x 6' 11" 2.66m x 2.11m



Location

The historic walled town of Conwy is located on the banks of the River Conwy and is famous for its Castle and Bridges. There is a busy harbour, marina, 18 hole golf course, wealth of local shops, medical centre, library, banks and schools, and is located on a bus route and railway line. The A55 Expressway for easy access to Chester and motorways is near by.

Directions

From our Conwy office turn left and proceed through the arch. Bear right and continue right into Berry Street. Take the first right into Chapel Street then left into Erskine Terrace where number 1 will be found on the corner.



Council Tax Band: C (provided on www.voa.gov.uk)

Energy Efficiency Rating: Band E

2 Bedroom End Terrace Cottage

1 ERSKINE TERRACE
CONWY
LL32 8BS

NO CHAIN

£235,000
REDUCED FROM £264,500

Reference Number: FP7567

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
web: www.fletcherpoole.com

