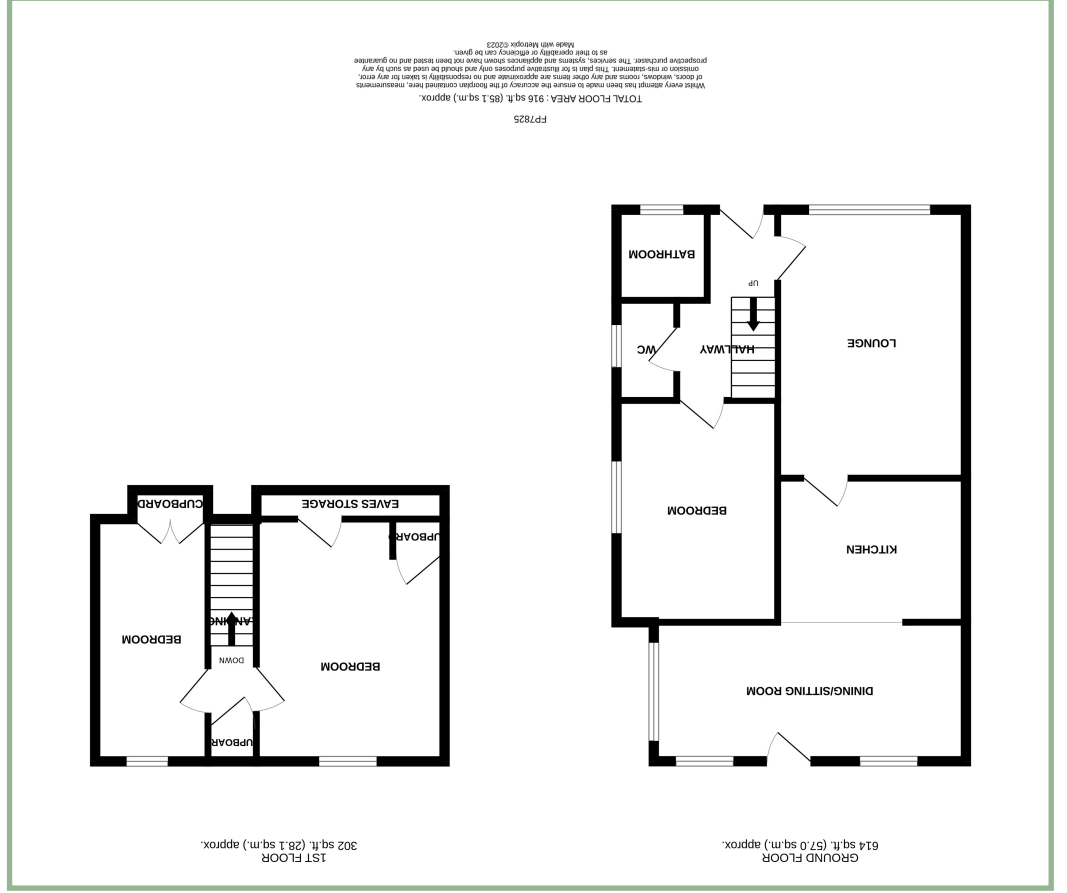


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com

Fletcher & Poole



Three Bedroom Semi-Detached Home Enjoying Superb Views

Description

A light and spacious three bedroom semi detached home which benefits from an extension to the rear and a lovely far reaching countryside and mountain views.

The accommodation comprises: Hallway, Lounge with electric fire, kitchen with 4 ring electric hob, double oven and space for a low level fridge and freezer and space and plumbing for a washing machine. The kitchen opens into a dining/ sitting room which enjoys a south facing rear aspect and access onto the garden. From the main hallway there is a double ground floor bedroom, bathroom and separate W.C. To the first floor: Landing, bedroom two with built in wardrobe and access to the under eaves storage and bedroom three with a built-in cupboard. UPVC double glazing and gas fired Ideal combination boiler.

To the outside there is a pathway leading up through the front garden which is mainly laid to lawn with a selection of mature shrubs and trees. A side pathway leads to the rear garden which has a flagged seating area, lawned area, a gated driveway and garage with power and light.

- ✓ EXTENDED THREE BEDROOM SEMI-DETACHED HOME
- ✓ ENJOYS FAR REACHING MOUNTAIN & COUNTRYSIDE VIEWS TO THE REAR ASPECT
- ✓ SOUTH FACING REAR GARDEN
- ✓ DRIVEWAY PARKING & GARAGE TO THE REAR
- ✓ NO CHAIN

Hallway

11' x 6' 1" 3.35m x 1.85m

Lounge

15' 5" x 10' 9" 4.70m x 3.27m



Kitchen

10' 10" x 8' 3" 3.30m x 2.51m



Dining/Sitting Room

17' 9" x 7' 11" 5.41m x 2.41m



Bedroom One

12' 9" x 9' 3" 3.88m x 2.82m

Bathroom

5' 6" x 4' 11" 1.67m x 1.50m



Separate W.C.

4' 9" x 2' 8" 1.44m x 0.80m

Bedroom Two

13' 11" x 10' 10" 4.24m x 3.30m



Bedroom Three

13' 11" x 6' 6" 4.24m x 1.98m

Garage

16' 9" x 9' 5.10m x 2.74m Electric & power.

Location

"Bryn Castell" is located on the outskirts of the famous medieval walled castle town of Conwy with its wealth of local shops, hostleries, schools, library and medical centres, busy harbour, marina and 18 hole golf course. It is also located a short distance from the edge of the Snowdonia National Park.

Directions

Turn left out of our Conwy office and left again by the Albion Public House onto Uppergate Street. Continue through the arch, take the first left onto St. Agnes Road and continue to the end. At the junction turn slight right onto Llanrwst Road and continue up the hill, after a short distance take the first left onto Bryn Seiri Road and follow this road round where 44 Bryn Castell can be found on the right.

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

3 Bedroom Semi-Detached House

44 BRYN CASTELL
CONWY
LL32 8LF

NO CHAIN

£235,000

Reference Number: FP7825

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

