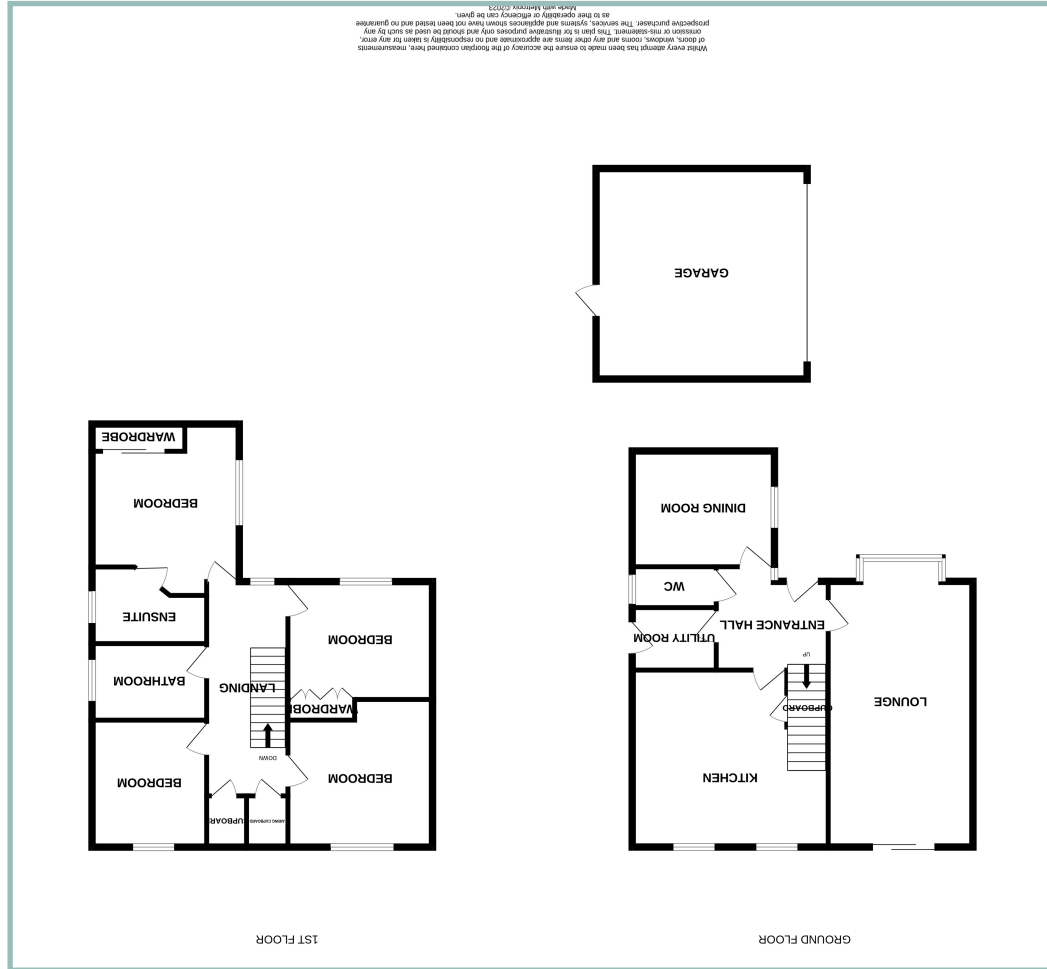


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole  
DIAMOND COLLECTION





# Immaculately Presented Four Bedroom, Detached Home

## Description

An immaculately presented four bedroom detached home occupying a large corner plot situated in a highly sought after location just outside the historic walled town of Conwy. Number 9 is located in a quiet cul de sac and has the largest plot on the development and enjoys a lovely large private garden which wraps around the side and rear.

The property is ideally located for walking into Conwy town to the shops, restaurants, bars and marina and is just a short drive into Llandudno and easy access for the A55 expressway.

The current owners have owned the property since it was built and have had a new boiler installed (2021) and have had a new modern kitchen fitted 18 months ago.

The accommodation comprises: Entrance hallway, utility room housing the boiler, w.c, dining room, good size lounge with bay window, gas fire and patio doors onto the rear garden and spacious, newly fitted modern kitchen with dual aspect windows, integrated fridge and freezer, oven, microwave, dishwasher, gas hob and extendable tap.

To the first floor: spacious landing, airing cupboard, storage cupboard, master bedroom with fitted wardrobes and ensuite shower room, a further three double bedrooms, one with fitted wardrobes, and a four piece family bathroom.

UPVC double glazing and gas central heating with Vaillant combination boiler.

To the front there is a double garage with power and light and an electric door, ample driveway parking for up to 6/7 cars, two areas laid to lawn with flowers and shrubs and a paved area which can be made into extra parking space.

To the rear there is a lovely, large private garden laid to lawn which wraps around the side of the property with a paved patio area, another seating area and an array of flowers and plants, side gated access with fenced and walled boundaries.

- \* FOUR BEDROOM DETACHED HOME OCCUPYING A LARGE CORNER PLOT
- \* QUIET CUL DE SAC LOCATION
- \* SITUATED JUST OUTSIDE OF THE HISTORIC WALLED TOWN OF CONWY
- \* LARGE PRIVATE REAR GARDEN WHICH WRAPS AROUND THE SIDE OF THE HOUSE
- \* NEWLY FITTED KITCHEN
- \* DOUBLE GARAGE AND AMPLE DRIVEWAY PARKING

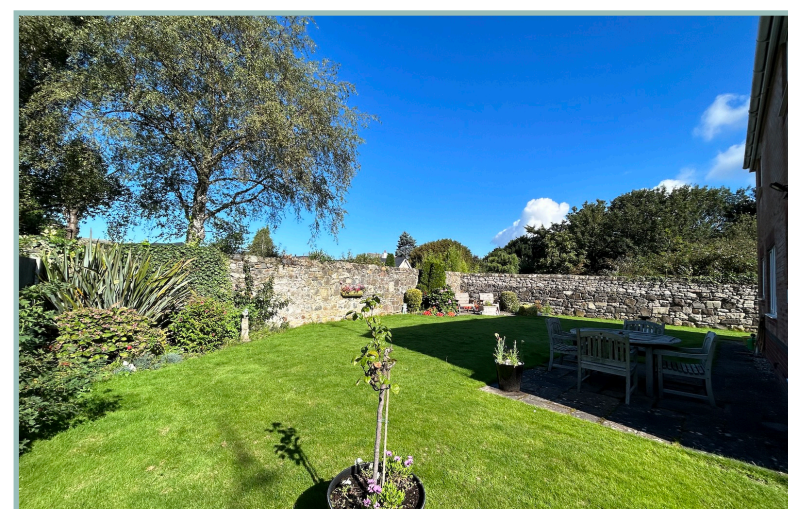
## Entrance Hall

9' max x 8' 7" max 2.74m x 2.61m



## Cloakroom

6' 8" x 3' 3" 2.03m x 0.99m



## 4 Bedroom Detached House

9 CWRT LLEWELYN  
CONWY  
LL32 8EF

**£479,950**  
**REDUCED FROM £499,950**  
Reference Number: FP7834

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  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)





## Location

The property is located on the outskirts of the historic walled town of Conwy, on the banks of the River Conwy famous for its Castle and Bridges. The town has an array of retail outlets, banks, medical centre, library and several places of historic interest. There is a local primary and secondary school, social and recreational facilities include 18 hole golf course and a yachting marina.

## Directions

From our Conwy office turn left, go straight through the archway onto Bangor Road. Proceed along this road for approximately half a mile, turn right onto Cwrt Llewelyn, turn left where number 9 can be found at the end of the cul de sac in the right hand corner.

Agent's Notes: The property is freehold with an annual maintenance charge of approximately £90.

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

Energy Efficiency Rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





# Immaculately Presented Four Bedroom, Detached Home

4 Bedroom Detached House

9 CWRT LLEWELYN  
CONWY  
LL32 8EF

**£479,950**  
**REDUCED FROM £499,950**  
Reference Number: FP7834

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  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

Lounge  
23' 2" max x 11' 7" 7.06m x 3.53m

Kitchen/Breakfast Room  
14' 2" x 15' 8" max 4.31m x 4.77m



Utility Room  
6' 9" x 5' 2.06m x 1.52m

Dining Room  
11' 5" x 9' 3" 3.48m x 2.82m



Master Bedroom  
12' 4" x 11' 5" 3.76m x 3.48m



En-Suite Shower Room  
8' 3" x 4' 10" 2.51m x 1.47m



Bedroom Two  
11' 7" x 9' 5" 3.53m x 2.87m



Bedroom Three  
11' 8" x 10' 8" max 3.55m x 3.25m



Bedroom Four  
10' 1" x 9' 3" 3.07m x 2.82m



Bathroom  
8' 4" x 6' 2.54m x 1.82m



Landing  
17' 5" x 7' 6" 5.31m x 2.28m

Garage  
16' 11" x 16' 10" 5.15m x 5.13m

