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www.fletcherpoole.com



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	61 D	
69-80	C		
81-91	B		83 B
92+	A		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR

1ST FLOOR





# Immaculately Presented Two Bedroom Detached Home

## Description

A beautifully presented, light and well planned two bedroom detached home situated just outside the historic Conwy Castle walls.

This lovely home has been refurbished in the last two years benefitting from a new kitchen, bathroom, boiler, redecorated and recarpeted and enjoys a good sized low maintenance garden and driveway parking.

The immaculately presented accommodation comprises: Lounge with engineered Oak flooring, open plan kitchen/diner with timber work tops, double electric oven, integrated dishwasher, four ring electric induction hob and understairs storage cupboard. From the lounge there is access into the conservatory which has sliding doors and overlooks the garden.

To the first floor: Landing with access into the loft space, double aspect master bedroom with views of the castle turret, a second double bedroom and recently installed modern shower room.

UPVC double glazing and gas fired Ideal combination boiler (fitted July 2022).

To the outside there is driveway parking for one vehicle and the option to park a further two cars along the front, two gates provide access into the rear garden which is laid to flagstones, small timber storage shed and planted borders.

- ✓ IMMACULATLY PRESENTED DETACHED TWO BEDROOM HOME
- ✓ SITUATED JUST OUTSIDE OF THE CASTLE WALLS
- ✓ DRIVEWAY PARKING AND LOW MAINTENANCE REAR GARDEN
- ✓ LIGHT AND WELL PLANNED ACCOMMODATION
- ✓ MODERN KITCHEN & BATHROOM
- ✓ FREEHOLD
- ✓ NO CHAIN

## Lounge

14' 2" x 9' 8" 4.31m x 2.94m



## Kitchen/Diner

11' max x 14' 1" 3.35m x 4.29m



## Pantry/Cupboard

7' 10" x 2' 11" 2.39m x 0.88m

## Conservatory

8' 11" x 8' 2.71m x 2.43m



## Bedroom One

14' 3" x 9' 8" 4.34m x 2.94m



## Bedroom Two

9' 5" x 7' 8" 2.87m x 2.33m



## Shower Room

11' 1" x 4' 4" 3.38m x 1.32m

## Location

The property is situated just outside of the walls of this medieval town famous for its Castle and Bridges. The town has an array of retail outlets, medical centre, library and several places of historic interest. There is a local primary and secondary school, social and recreational facilities includes 18 hole golf course and a yachting marina.

## Directions

From our Conwy office turn left and left through the archway onto Mount Pleasant, continue to the top of the hill, at the 'T' junction turn right, then first right where number 9 can be found on the right.

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

## 2 Bedroom Detached Home

9 Old Road  
Conwy  
LL32 8PN

**NO CHAIN**

**£310,000**

**REDUCED FROM £317,500**

Reference Number: FP7896  
24/11/23

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)

