

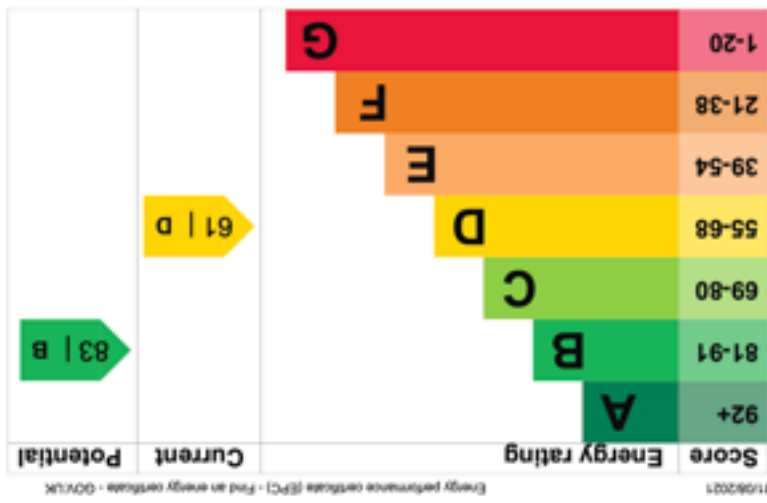
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

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Fletcher & Poole





# Two Bedroom Detached Cottage Situated Just Outside the Castle Walls

## Description

An immaculately presented and very well maintained detached two bedroom cottage situated just outside the castle walls.

The property benefits driveway parking, views of the castle turret and distant countryside views to the rear aspect.

The light and well planned accommodation comprises: Lounge with wood floor, kitchen/diner with Travertine tiled floor and under-stairs storage cupboard/pantry, conservatory with Travertine tiled floor and doors onto the rear garden. To the first floor: Landing with boarded loft and ladder, two double bedrooms and shower room. Upvc double glazing and gas fired Baxi boiler with separate hot water cylinder and cavity wall insulation.

Outside there is driveway parking to the side and a gated low maintenance paved rear garden with timber store.

- ✓ UNIQUE OPPORTUNITY TO ACQUIRE A DETACHED TWO BEDROOM COTTAGE
- ✓ SITUATED JUST OUTSIDE THE CASTLE WALLS
- ✓ DRIVEWAY PARKING & THE SPACE TO PARK AN ADDITIONAL VEHICLE AT THE FRONT
- ✓ ENJOYS VIEWS OF THE CASTLE TURRET TO THE REAR ASPECT
- ✓ 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: C (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Efficiency Rating: D

2 Bedroom  
Detached Cottage

9 OLD ROAD  
CONWY  
LL32 8PN

NO CHAIN

**£299,999**  
REDUCED FROM £325,000

Reference Number: FP7249

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)

