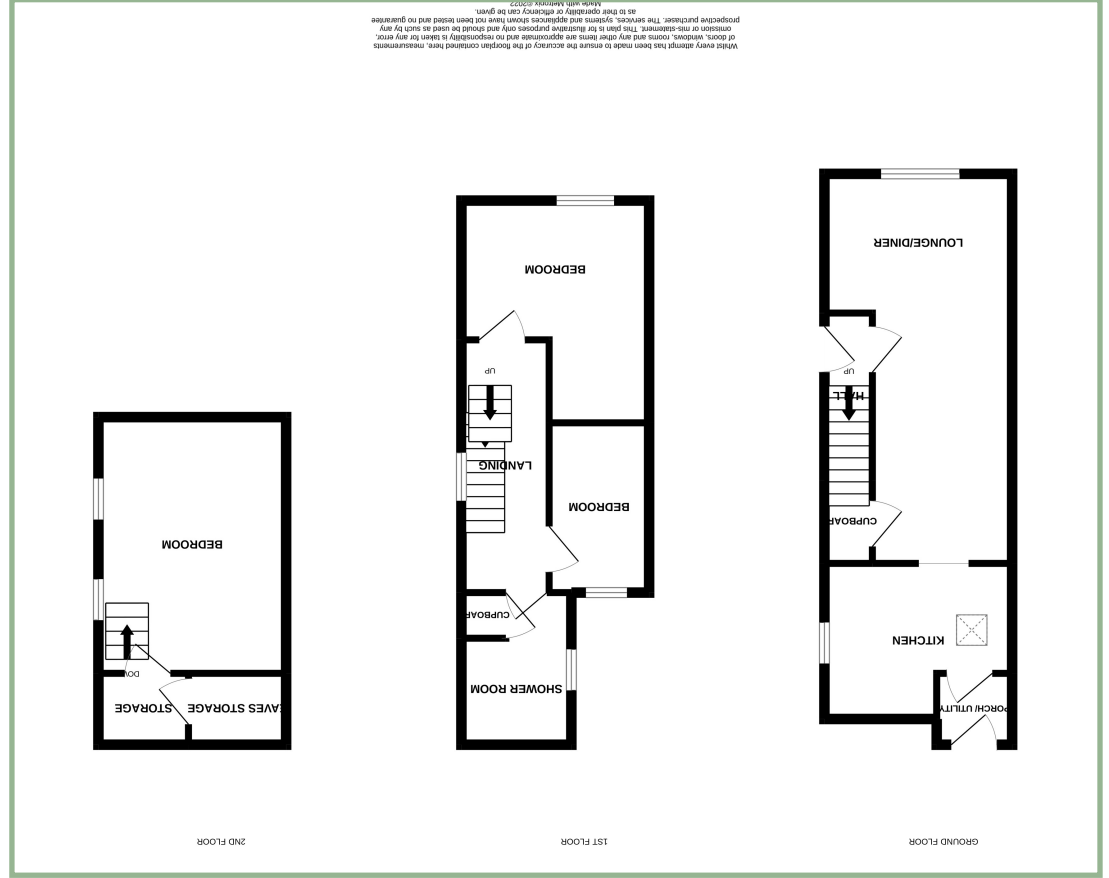


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		



# Three Bedroom End Town House Situated Within The Town Walls

## Description

An immaculately presented and well planned three bedroom end terrace town house situated within the Conwy castle walls.

The property can be sold either fully furnished or unfurnished and is laid over three floors and is ideally located for walking distance to the shops, pubs and restaurants.

The accommodation comprises: Entrance hall, open plan lounge/diner, modern kitchen with breakfast bar, integrated appliances and electric hob, utility area with space and plumbing for a washing machine. To the first floor: Landing, double bedroom, single bedroom, shower room with rainfall shower-head, underfloor heating and an airing cupboard. To the second floor: Double bedroom with storage cupboard and double aspect windows. UPVC double glazing and gas central heating.

To the rear there is a courtyard and a parking space.

- ✓ IMMACULATELY PRESENTED THROUGHOUT
- ✓ CAN BE SOLD FULLY FURNISHED OR UNFURNISHED
- ✓ SITUATED WITHIN THE TOWN WALLS
- ✓ ACCOMMODATION LAID OVER THREE FLOORS
- ✓ PARKING/COURTYARD TO REAR
- ✓ NO CHAIN

## Entrance Hallway

Stairs to first floor accommodation.

## Lounge/Dining Room

21' 10" x 10' 6" 6.66m x 3.20m



## Kitchen

11' x 8' 9" 3.5m x 2.66m



## Rear Porch/Utility Area

## Landing

## Bedroom Two

13' 5" max x 11' 4" 4.09m x 3.45m



## Bedroom Three

10' x 8' 3.05m x 2.43m .

## Shower Room

10' 6" x 5' 10" 3.20m x 1.78m



## Master Bedroom

13' 3" x 12' 11" 4.04m x 2.94m



## Location

The property is situated within 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 (on foot) Proceed down the High Street, turn left onto Berry Street where number 15 can be found on the corner.

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

Energy Efficiency Rating: D

## 3 Bedroom End Town House

15 BERRY STREET  
CONWY  
LL32 8DG

NO CHAIN

REDUCED FROM £325,000

**£299,950**

Reference Number: FP7476

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)

