

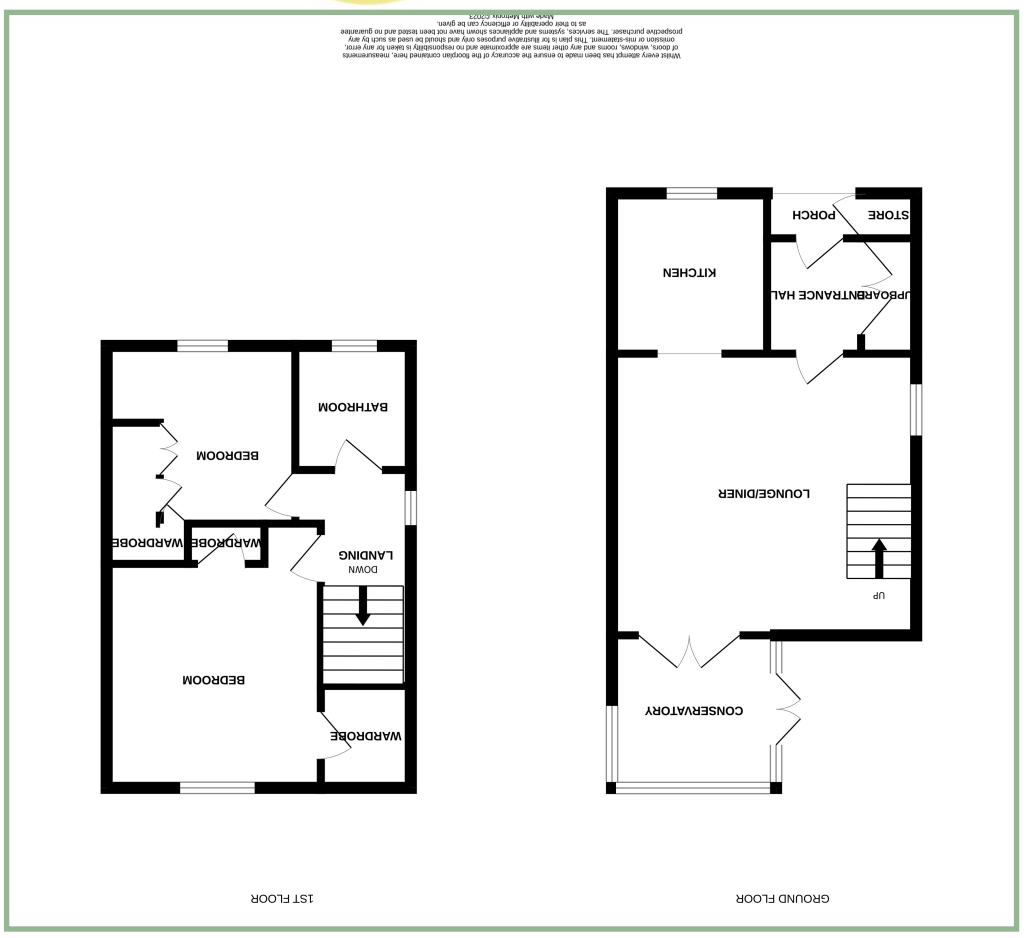
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

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Fletcher & Poole



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Two Bedroom End Terrace Home With Conservatory & Mountain Views

Description

A very well maintained two bedroom end terrace (one of four) situated in a cul de sac location within walking distance to the historic walled town of Conwy, beach, marina, schools and A55. This lovely home enjoys a conservatory to the rear overlooking the south facing garden and superb mountain views.

The well planned accommodation comprises: Open porch with access to the meter/ store cupboard, double glazed composite front door providing access to the hall area with double storage cupboard, lounge with electric log effect feature fire with remote control, fitted modern kitchen with gas hob and double electric oven, integrated slimline dishwasher and fridge/ freezer and space and plumbing for a washing machine. From the lounge there is double doors into the conservatory which has a single patio door onto the rear garden. Stairs from the lounge lead to the first floor: Landing, master bedroom with two good size built in wardrobes, a second bedroom with built in wardrobes and a modern bathroom. UPVC double glazing and Worcester gas fired combination boiler (located in the hall cupboard).

To the outside there is driveway parking for two vehicles and a front garden with lawned area, well planted borders and a small area sown for encouraging wildlife and bees.

A timber gate provides access to the rear garden which has a 'posh' shed which has been insulated and has power, light and a window and has previously been used as a small workspace, a gravelled seating area and lawn with stone walled boundary.

- ✓ VERY WELL MAINTAINED TWO BEDROOM END TERRACE TOWN HOUSE
- ✓ ENJOYS A SOUTH FACING REAR GARDEN AND MOUNTAIN VIEWS
- ✓ LOVELY CONSERVATORY TO REAR OVERLOOKING THE GARDEN
- ✓ DRIVEWAY PARKING FOR TWO VEHICLES
- ✓ SECURE REAR GARDEN WITH A POSH SHED/WORKSPACE/ HOBBIES SPACE
- ✓ FREEHOLD

Hallway

4' 10" x 3' 5" 1.47m x 1.04m

Lounge/Diner

14' 11" x 13' 8" 4.54m x 4.16m



Kitchen

7' 7" x 7' 6" 2.31m x 2.28m



Conservatory

7' 11" x 7' 6" 2.41m x 2.28m



Landing

6' 1" x 4' 1" 1.85m x 1.24m

Bedroom One

10' 3" x 12' 3" max 3.12m x 3.73m



Bedroom Two

9' 3" plus wardrobes x 7' 2" 2.82m x 2.18m

Bathroom

6' 1" x 5' 9" 1.85m x 1.75m



Insulated Shed

6' 9" x 6' 2" 2.06m x 1.87m

Location

The historic walled town of Conwy is located on the banks of the River Conwy and is famous for its Castle and Bridges. There is a busy harbour, marina, 18 hole golf course, wealth of local shops, and schools, and is located on a bus route and railway line. The A55 Expressway for easy access to Chester and motorways is near by.

Directions

From our Conwy office proceed left through the arch onto Bangor Road, turn right onto Morfa Drive, left onto Dr Garrett's Drive, bear to the right where number 37 can be found on the left.

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

Επιβάλλεται Επισκευή Καθιόν: D
Ενεργειακή Απόδοση: C (βιομηχανία του www.voa.gov.uk)

Two Bedroom End Terrace

37 Dr Garretts Drive
Conwy
LL32 8GZ

OFFERS IN THE REGION OF
£200,000
REDUCED FROM £215,000

Reference Number: FP7891
17/11/23

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:

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email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

