

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.

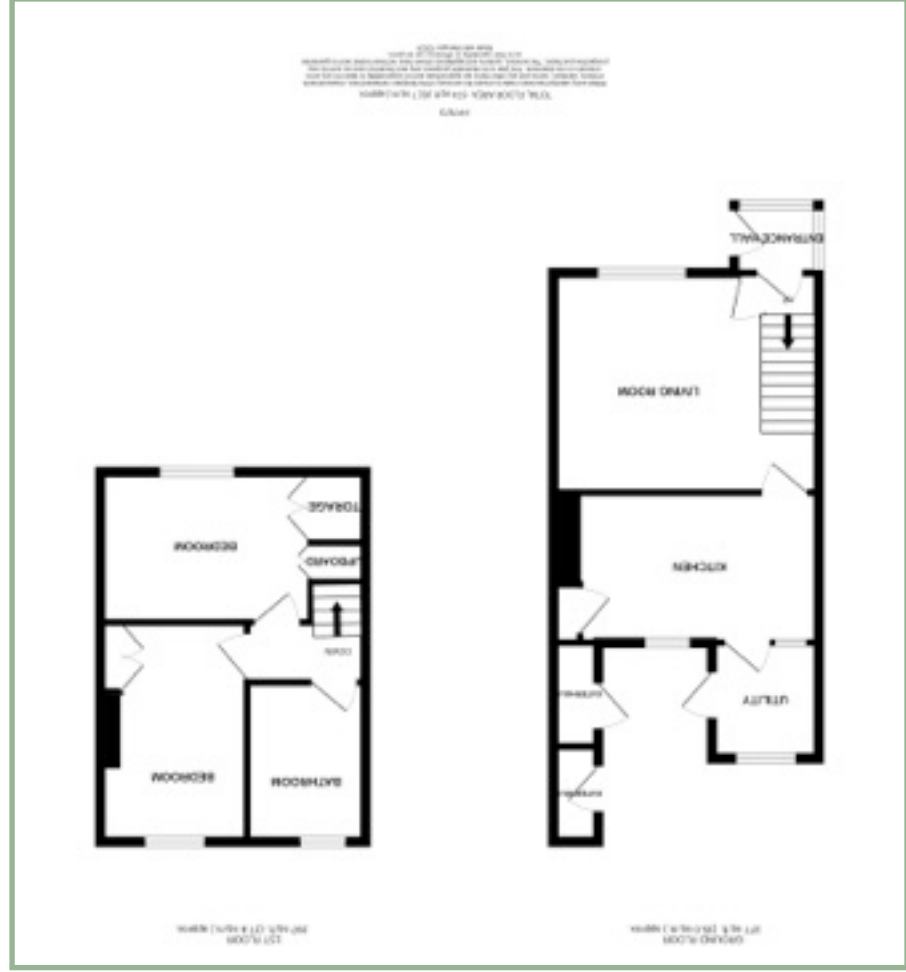
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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

Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	68 D	
69-80	C		
81-91	B		
92+	A	87 B	



# Two Bedroom Mid Terrace Cottage

## Description

A well located two-bedroom mid terrace cottage, currently empty with no onward chain. Situated just outside the castle walls and allows for easy access to the town where there are plenty of shops, bars, restaurants, harbour and lovely scenic walks.

The accommodation comprises: Light cosy lounge with a fireplace, kitchen diner, with an electric oven and hob, extractor fan and space for a low level fridge. Utility room fitted with a combination Glow worm boiler, space for washing machine and tumble dryer.

To the first floor: Two double bedrooms both with built in cupboards and bathroom.

The property consists of a combination of UPVC and wood single and double glazed windows.

To the rear of the property there are two outhouses and access to the sunny private court yard garden with access to the rear for refuse and recycling.

- ✓ FREEHOLD
- ✓ NO CHAIN
- ✓ SITUATED JUST OUTSIDE CASTLE WALLS
- ✓ WALKING DISTANCE TO THE TOWN
- ✓ BEAUTIFUL VIEWS OF NEARBY MOUNTAINS AND CASTLE TURRET

## Porch

14' 8" x 3' 9" 4.47m x 1.14m

## Hallway

4' 4" x 2' 11" 1.32m x 0.88m

## Lounge

14' 9" x 12' 2" 4.49m x 3.71m



## Kitchen

13' 2" x 8' 4" 4.01m x 2.54m



## Utility Room

5' 11" x 6' 5" 1.80m x 1.95m

## Landing

3' x 5' 9" 0.91m x 1.75m

## Bedroom One

9' 2" x 11' 1" 2.79m x 3.38m



## Bedroom Two

11' 5" x 8' 1" 3.48m x 2.46m



## Bathroom

9' x 5' 10" 2.74m x 1.78m



## Outhouse One

5' 10" x 2' 9" 1.78m x 0.83m

## Outhouse Two

5' 2" x 2' 9" 1.57m x 0.80m

## Location

The historic walled town of Conwy is located on the banks of the River Conwy and is famous for its Castle. There is a busy harbour marina, golf course, wealth of local shops, medical centres, library, banks and schools and is located on a main bus route. The A55 Expressway for easy access to Chester and motorways is nearby.

## Directions

From our Conwy office proceed left into Uppergate Street through the arch, take the second right onto Old Road, follow the road down where number 6 can be found on the left.

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

2 Bedroom Mid Terrace Cottage

6 Bryn Hyfryd Terrace  
Conwy  
LL32 8PH

**£199,950**

REDUCED FROM £210,000

Reference Number: FP7973  
12/3/2024

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)

