

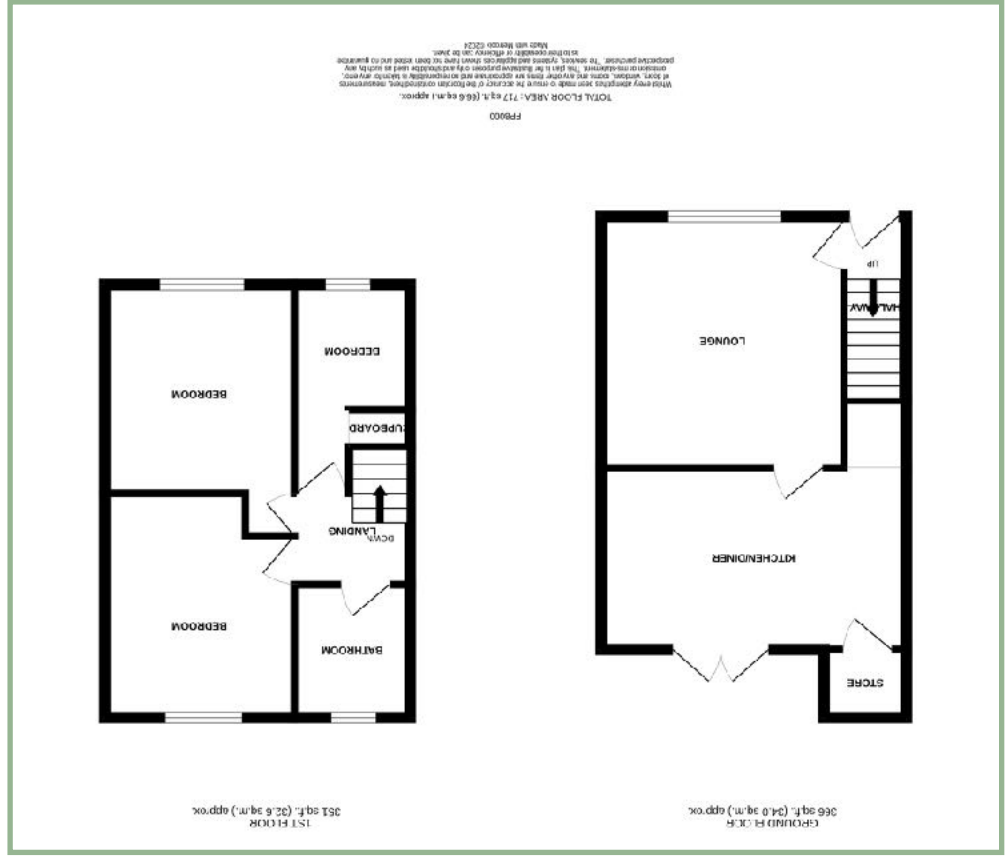
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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	68 D	
39-54	E		
21-38	F		
1-20	G		



# Three Bedroom Mid Terrace Home

## Description

A well planned three bedroom mid terrace home situated within walking distance to the town centre and the schools, and situated opposite the children's play park.

The accommodation comprises: Entrance hall, lounge with electric fire, kitchen/diner with double patio doors onto the rear garden, electric oven and hob and space and plumbing for a washing machine and fridge/freezer, understairs store area and cupboard/store housing the boiler.

To the first floor: Landing, Two double bedrooms and a single bedroom and bathroom.

UPVC double glazing and Ideal gas fired combination boiler.

To the outside there is a lawned front garden, the rear garden has a flagged seating area, lawn and timber rear gate.

- ✓ THREE BEDROOM MID TERRACE HOME
- ✓ SITUATED FOR EASY ACCESS TO THE TOWN CENTRE AND SCHOOLS
- ✓ VIEWS OF THE FOREST FROM THE REAR ASPECT
- ✓ RECENTLY REDECORATED
- ✓ CLOSE TO THE CHILDREN'S PLAY PARK
- ✓ FREEHOLD
- ✓ NO CHAIN

## Hallway

4' 2" x 3' 8" 1.27m x 1.11m

## Lounge

12' 11" x 12' 6" 3.94m x 3.81m



## Kitchen/Diner

15' 9" x 9' 4" 4.80m x 2.84m



## Store

4' 6" x 3' 2" 1.37m x 0.96m

## Bedroom One

11' 2" x 9' 7" plus doorway 3.40m x 2.92m



## Bedroom Two

10' 11" x 9' 6" 3.32m x 2.89m



## Bedroom Three

11' 2" max x 6' 3.40m x 1.82m



## Bathroom

5' x 5' 10" 1.52m x 1.78m



## Location

Situated close to the centre of the market town of Llanrwst, with an array of shops, transport links and the famous Tu Hwnt i'r Bont tea rooms. Easy access to beautiful walks along the river and Gwydyr Forest.

## Directions

From our Conwy office proceed back onto the A55 (east direction), come off at the slip road sign posted Glan Conwy, proceed onto the A470. When coming to the village turn left onto Parry Road (Just after the Meadow Sweet Hotel), turn right onto Tal Y Bont Road, left onto Cae'r Felin then right onto Cae Tyddyn.

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

Energy Efficiency Rating: D

## 3 Bedroom Mid Terrace Home

74 Cae Tyddyn  
Llanrwst  
LL26 0BN

NO CHAIN

**£165,000**

Reference Number: FP8000  
9/4/2024

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)

