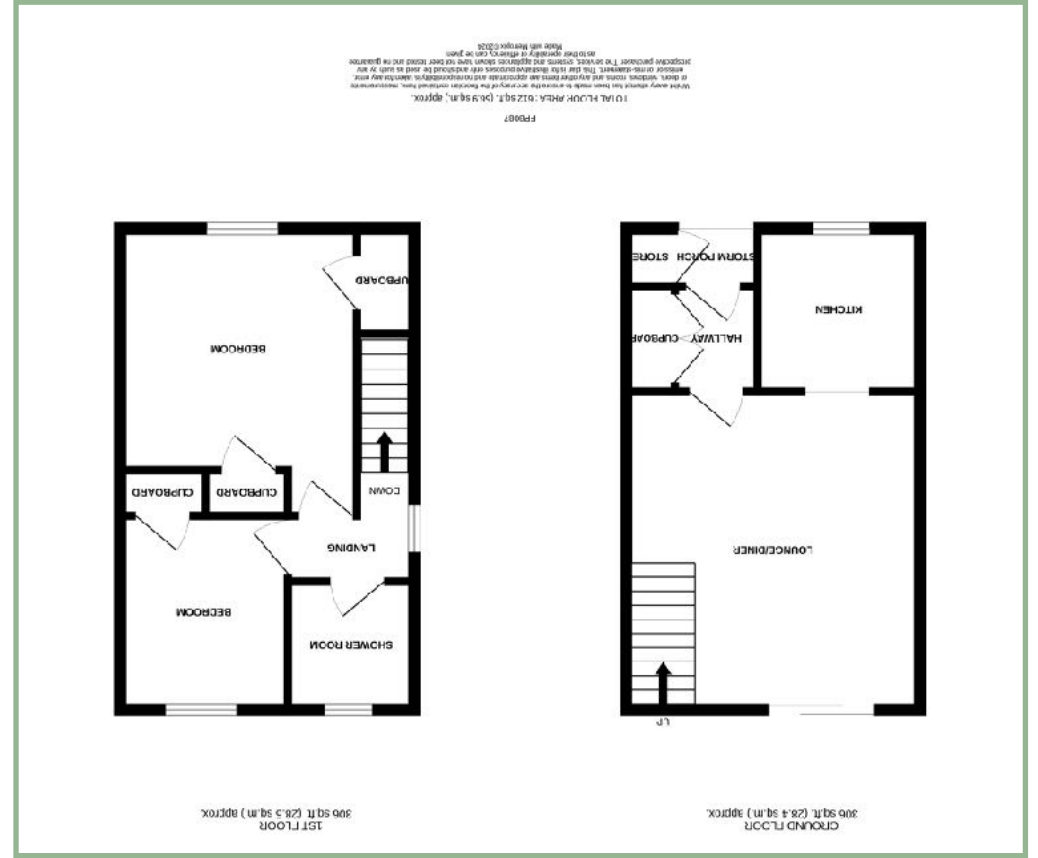




Score	Energy rating
1-20	G
21-38	F
39-54	E
55-68	D
69-80	C
81-91	B
92+	A

Potential	Current
89 B	73 C





# Two Bedroom End Terrace Home

## Description

An immaculately presented light and well planned two bedroom end terrace town house enjoying views of Conwy mountain. The property is located within minutes walk to the Conwy Marina, beach, secondary school, lovely mountain walks, harbour, shops, cafes and restaurants.

The accommodation which has been refurbished within the last five years comprises: Storm porch with store cupboard, hallway with double cupboard, lounge/diner with sliding patio doors onto the rear garden, modern kitchen with integrated electric oven and hob and space and plumbing for a washing machine and fridge/freezer. To the first floor: Landing, master bedroom with two built in cupboards/wardrobes, a second bedroom with built in wardrobe and modern shower room.

UPVC double glazing and gas fired Ideal combination boiler.

To the outside there is driveway parking for two vehicles and a lawned front garden. A timber gate provides access to the rear garden which is mainly laid to lawn with a flagged patio seating area.

- ✓ TWO BEDROOM END TERRACE TOWN HOUSE
- ✓ IMMACULATELY PRESENTED AND REFURBISHED WITHIN THE LAST FIVE YEARS
- ✓ ENJOYS VIEWS OF CONWY MOUNTAIN
- ✓ WALKING DISTANCE TO THE MARINA, BEACH, SCHOOLS & CONWY TOWN
- ✓ DRIVEWAY PARKING & GARDENS
- ✓ FREEHOLD
- ✓ NO CHAIN

## Hall

4' 3" x 3' 5" 1.29m x 1.04m

## Lounge / Diner

14' 9" x 13' 8" 4.49m x 4.16m



## Kitchen

7' x 7' 2.13m x 2.13m



## Landing

6' 1" x 4' 4" 1.85m x 1.32m

## Bedroom One

11' x 10' 3" 3.35m x 3.12m



## Bedroom Two

9' x 7' 2" 2.74m x 2.18m

## Shower Room

5' 7" x 5' 11" 1.70m x 1.80m



## 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 nearby.

## 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 12 can be found on the right.

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

Energy Efficiency Rating: C

## 2 Bedroom End Terrace House

12 Doctor Garretts Drive  
Conwy  
LL32 8GZ

**£200,000**

Reference Number: FP8087  
11/7/2024

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)

