

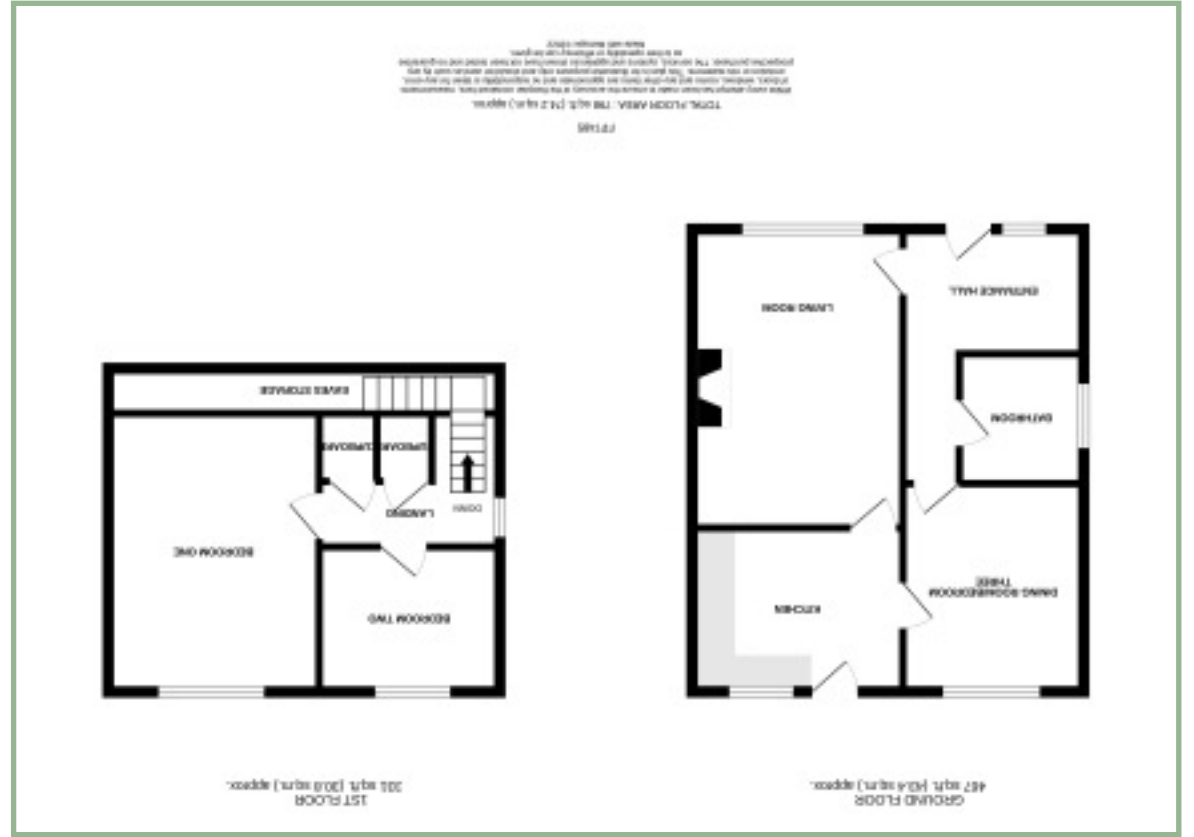
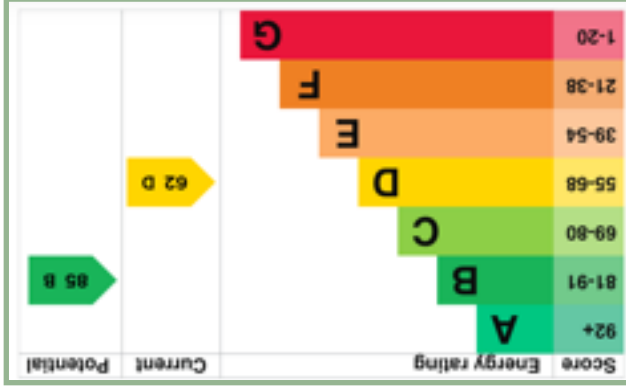
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com

Fletcher & Poole





# Two/Three Bedroom Semi-Detached Home

## Description

An immaculately presented two/three bedroom semi-detached home situated in a cul-de-sac location, within walking distance to Conwy town and the amenities in Gyffin.

The light and well planned accommodation comprises: Entrance hall, lounge, dining room/bedroom three, newly fitted, modern kitchen/breakfast room with four ring gas hob and electric oven, integrated low level fridge and washing machine. Off the hallway there is a three piece bathroom with over the bath shower. To the first floor: Landing, two good size storage cupboards and two double bedrooms.

UPVC double glazing and Vaillant gas fired combination boiler.

To the outside there is a lawned front garden with pathway leading to the front door, and flagged side garden. To the rear there is a low maintenance rear garden area with side gate and garage with power and light. Owner parks in front of garage.

- ✓ IMMACULATEDLY PRESENTED TWO/THREE BEDROOM SEMI-DETACHED HOME
- ✓ ENJOYS GLIMPSES OF CONWY CASTLE & THE VARDRE
- ✓ SITUATED IN A CUL DE SAC
- ✓ GARAGE & PARKING TO REAR
- ✓ FREEHOLD

## Hallway

9' 2" x 13' 2.79m x 3.96m

## Lounge

15' 3" x 10' 10" 4.65m x 3.30m



## Kitchen/Breakfast Room

10' 10" x 8' 4" 3.30m x 2.54m



## Dining Room/Bedroom Three

10' 8" x 9' 3" 3.25m x 2.82m



## Bathroom

6' 10" x 5' 10" 2.08m x 1.78m



## Landing

9' 3" x 2' 10" 2.82m x 0.86m

## Bedroom One

14' 2" x 10' 10" 4.31m x 3.30m



## Bedroom Two

9' 3" x 7' 4" 2.82m x 2.23m



## Garage

21' 4" x 9' 6" 6.50m x 2.89m Power and light.

## Location

Bryn Yr Afon is located on the outskirts of the famous medieval walled castle town of Conwy with its wealth of local shops, hostelrys, schools, library and medical centres, busy harbour, marina and 18 hole golf course. It is also located a short distance from the edge of the Snowdonia National Park.

## Directions

Turn left out of our Conwy office proceed round the one way system until you reach the roundabout, take the right turn down by the side of the castle, follow the road round and take the second left into Bryn Castell. Continue up the hill for a short distance, turn right into Bryn Yr Afon where number 5 can be found on the left.

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

Energy Efficiency Rating: D

## 2/3 Bedroom Semi-Detached House

5 Bron Yr Afon  
Gyffin  
Conwy  
LL32 8LP

**£230,000**

Reference Number: FP7485

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)

