

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.

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Fletcher & Poole



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



# Immaculately Presented And Deceptively Spacious Two Bedroom Mid Terrace

## Description

An immaculately presented and deceptively spacious two bedroom mid terrace home situated within level walking distance to the historic walled town of Conwy, beach, marina, harbour, primary and secondary schools.

The accommodation which also benefits from a converted loft comprises: Entrance hall, lounge with bay window, dining room with access into the good size understairs cupboard/pantry, conservatory with double doors onto the rear garden and access into the kitchen which has a gas hob and electric oven.

To the first floor: Landing, master bedroom, a second double bedroom with cupboard housing the boiler and shower room. From the landing there is a stairway with door leading to the converted loft which is currently used as a hobbies room.

UPVC double glazing and Worcester gas fired combination boiler.

To the outside there is a lovely sunny rear garden with a raised decked seating area off the conservatory with a couple of steps down to a paved garden with a brick outhouse housing the space and plumbing for the washing machine and dryer, additional timber shed for storage, well planted flower beds and a timber gate provides rear access for bins/recycling.

- ✓ DECEPTIVELY SPACIOUS AND IMMACULATELY PRESENTED ACCOMMODATION
- ✓ CONVERTED LOFT PROVIDING A HOBBIES ROOM
- ✓ CONVENIENTLY LOCATED FOR ACCESS TO THE TOWN CENTRE
- ✓ CLOSE TO THE SCHOOLS, BEACH AND MARINA
- ✓ LOVELY SUNNY REAR GARDEN
- ✓ FREEHOLD

## Hallway

14' 5" x 3' 7" 4.39m x 1.09m

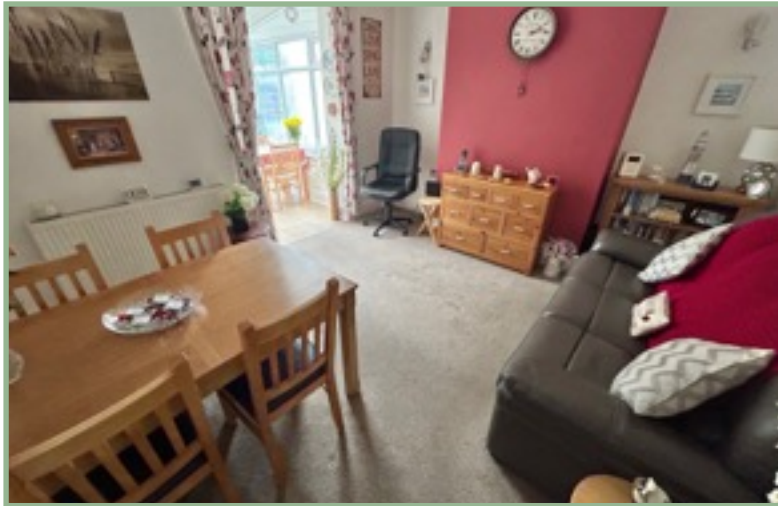
## Lounge

13' 3" max x 11' 11" 4.04m x 3.63m



## Dining Room

12' 7" x 11' 11" 3.83m x 3.63m



## Conservatory

7' 8" x 5' 5" 2.33m x 1.65m



## Kitchen

7' 6" x 7' 10" 2.28m x 2.39m



## Landing

12' 4" x 5' 2" 3.76m x 1.57m

## Bedroom One

16' 2" x 11' 1" 4.93m x 3.38m



## Bedroom Two

12' x 10' 5" 3.66m x 3.17m



## Shower Room

7' 4" x 7' 8" 2.23m x 2.33m

## Hobby Room/Potential Bedroom Three

15' 6" x 12' 4.72m x 3.66m

## Location

The property is located on the outskirts of the historic walled town of Conwy, on the banks of the River Conwy famous for its Castle and Bridges. The town has an array of retail outlets, banks, medical centre, library and several places of historic interest. There is a local primary and secondary school, social and recreational facilities include 18 hole golf course and a yachting marina.

## Directions

From our Conwy office turn left, go straight through the archway onto Bangor Road. Proceed along this road for approximately half a mile, turn right into Morfa Drive where number 4 Morfa View Terrace 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 Home

4 Morfa View Terrace  
Morfa Drive  
Conwy  
LL32 8EE

£210,000

Reference Number: FP8128  
22/08/2024

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:

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fax: 01492 583616  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

