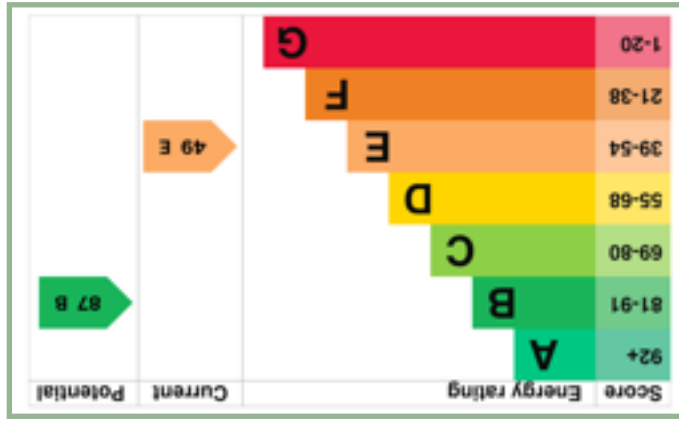


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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 of our solicitors. This should be done before you view the property and we will be pleased to provide additional information or to make further enquiries of our solicitors.

www.fletcherpoole.com



Beautifully Presented One Bedroom Mid Terrace Cottage

Description

A beautifully presented one-bedroom mid-terraced cottage situated within the historic town walls of Conwy.

'Sandy Shell' has been completely modernised and refurbished by current owners, modern fitted kitchen with four plate ceramic hob, modern bathroom and spacious double bedroom with integrated wardrobe.

To the outside there is a small shared courtyard area to rear of property.

Located in the historic town walls of Conwy, 2 Erskine Terrace benefits from close walking distance to a wide range of shops, restaurants, public houses and coastal path walks.

- ✓ BEAUTIFULLY APPOINTED ONE BEDROOM MID-TERRACED COTTAGE
- ✓ DIRECT ACCESS TO ALL LOCAL SHOPS, PUBLIC HOUSE AND RESTAURANTS
- ✓ GAS FIRED CENTRAL HEATING
- ✓ SET WITHIN HISTORIC TOWN WALLS
- ✓ CAN BE SOLD FULLY FURNISHED
- ✓ FREEHOLD TENURE

Open Plan Lounge/Diner

13' 9" x 11' 9" 4.19m x 3.58m



Kitchen

6' 7" x 5' 5" 2m x 1.65m



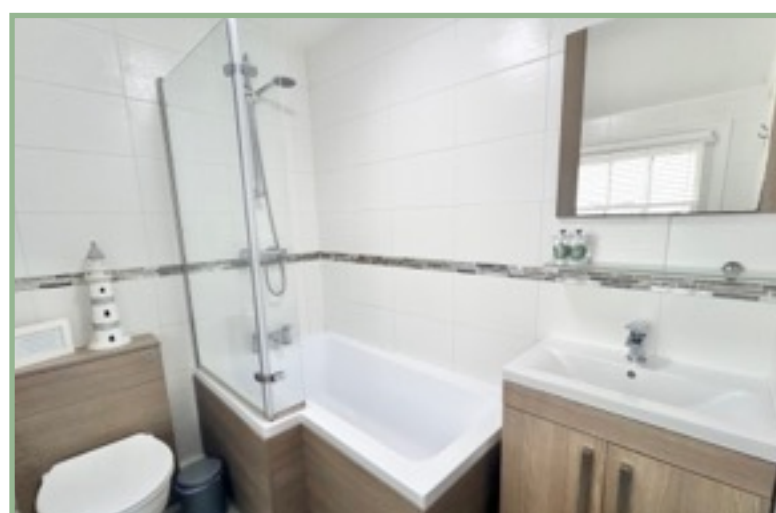
Bedroom

11' 9" x 11' 4" max 3.58m x 3.45m



Bathroom

7' x 5' 5" 2.13m x 1.65m



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, medical centre, library, banks and schools, and is located on a bus route and railway line. The A55 Expressway for easy access to Chester and motorways is near by.

Directions

From our Conwy office turn left and proceed through the arch. Bear right and continue right into Berry Street. Take the first right into Chapel Street then left into Erskine Terrace where number 2 will be found on the right.

Council Tax Band: TBC (provided on www.voa.gov.uk)
Energy Efficiency Rating: E

1 Bedroom Mid Terrace Cottage

Sandy Shell
2 Erskine Terrace
Conwy
LL32 8BS

£220,000

Reference Number: FP8160
4/10/2024

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
web: www.fletcherpoole.com

