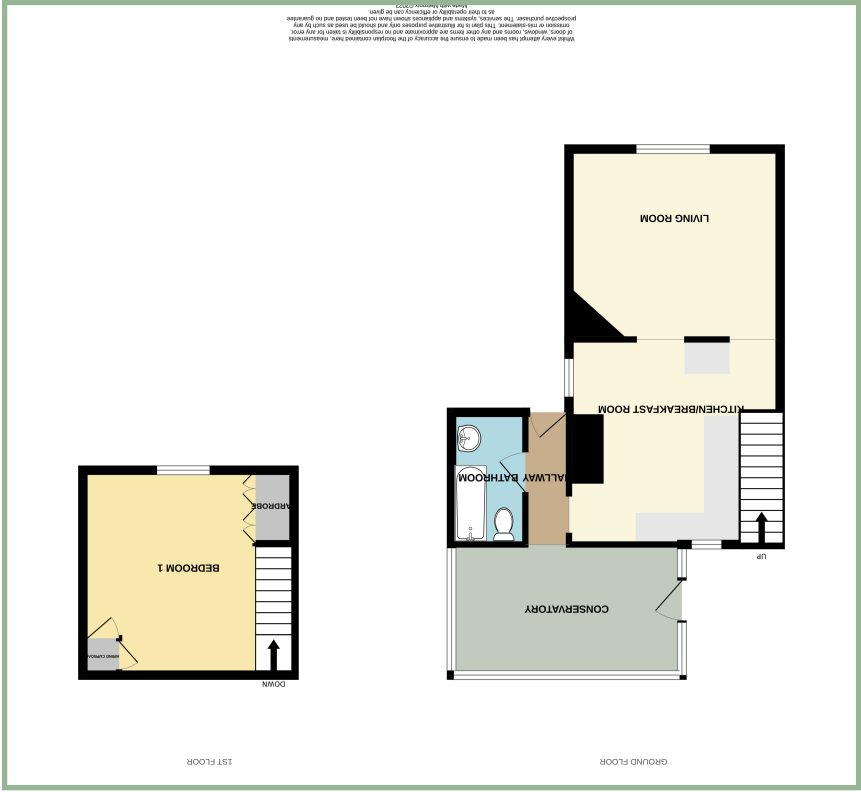


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so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



Score	Energy rating	Current	Potential
1-20	G	16 G	
21-38	F		
39-54	E		
55-68	D		
69-80	C	73 C	
81-91	B		
92+	A		



Stunning One Bedroom End Terrace Cottage In Beautiful Location

Description

An exciting opportunity to purchase a three-hundred-year-old end-terrace cottage in a stunning corner of Snowdonia National Park. Nestled beneath mature trees and beautiful lawns within an impressive plot, Rose Gerlan is the ideal spot to engulf yourself in the Welsh Countryside whilst only being a few minutes’ walk from the village itself. Rowen is a picturesque village lined with stone cottages and only 4 miles from Conwy inland towards the Conwy Valley.

This special property comprises; Entrance hallway via a traditional Barn Door; downstairs family Bathroom; spacious Conservatory with beautiful countryside views overlooking fields; Kitchen/Breakfast Room with original stone working fireplace and quaint hatch through to the Living Room with angled fireplace and picture frame window onto the established gardens – making it the perfect spot to escape to the countryside.

To the first floor; Master Bedroom with fitted wardrobes and original stone fireplace. The property has been decorated fittingly throughout which creates a warm, inviting atmosphere and all of the original features have been retained providing ample character. Access to the property is via a footpath, where number 8 can be found at the very end with gated entrance.

Outside; the stunning gardens surround the property, with endless views to the front and the rear, and the established shrubbery provide total privacy. The plot itself is very spacious, which could give the opportunity to extend subject to relevant planning permission. There is one allocated car parking space which is located to the right of the footpath. Storage heating and hot water tank. Viewing highly recommended to appreciate its position, potential and tranquillity.

- ✓ ONE-BEDROOM END-TERRACED COTTAGE ON A SUBSTANTIAL PLOT
- ✓ HIGHLY SOUGHT-AFTER VILLAGE LOCATION
- ✓ STUNNING SURROUNDING COUNTRYSIDE VIEWS
- ✓ STONE FIREPLACES AND ORIGINAL FEATURES RETAINED
- ✓ LOTS OF POTENTIAL FOR FURTHER EXPANSION
- ✓ LARGE CONSERVATORY AND ALLOCATED PARKING SPACE

Conservatory

14’ 4” x 10’ 5” 4.37m x 3.17m



1 Bedroom End Terrace Cottage

8 ROSE GERLAN
ROWEN
CONWY
LL32 8YS

£225,000

Reference Number: FP7746

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
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com



Location

Rowen is often described as the prettiest and most sought after village in the Conwy Valley and has a local shop and hostelry whilst the Medieval walled town of Conwy is some three miles distant with easy access to the A55 Dual Carriageway for Chester and the Motorways beyond.

Directions

From our Conwy office turn left into Uppergate Street, first left and then right into St. Agnes Road. Go down to the bottom of the hill and go straight on at the crossroads on the Llanrwst Road. Go up the hill out of Conwy for approximately 2/3 miles until reaching the famous Groes Inn on the right hand side. Turn right immediately signposted Rowen. Proceed into the Village, and continue driving passed the row of cottages until you reach an opening on the left where the parking spaces are located. The footpath to the cottages is just off the main road slightly higher on the right. Follow the footpath to the end where number 8 can be found.

Council Tax Band: C (provided on www.voa.gov.uk)

Energy Efficiency Rating: G



Stunning One Bedroom End Terrace Cottage In Beautiful Location

Kitchen

12' 10" x 9' 3.91m x 2.74m



Bathroom

8' 4" x 4' 10" 2.54m x 1.47m



Bedroom

13' x 12' 11" 3.96m x 3.94m



Lounge

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



1 Bedroom End Terrace Cottage

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