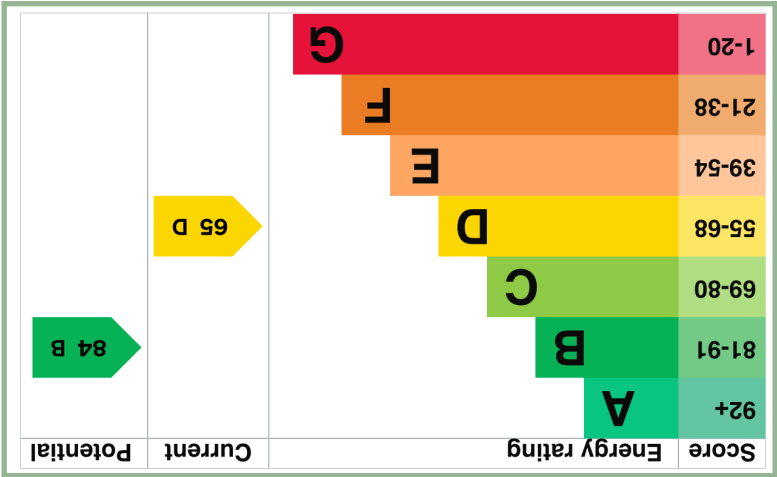


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



A Spacious Three Bedroom Cottage Located In The Shadow Of The Historic Conwy Castle

Description

FOR SALE VIA ONLINE UNCONDITIONAL AUCTION. BIDDING OPENS MONDAY 15TH DECEMBER & CLOSES TUESDAY 16TH DECEMBER.

SITUATED INSIDE THE CASTLE WALLS
CENTRALLY LOCATED
CHARMING FEATURES
CLOSE TO SHOPS & AMENITIES

Title Number: WA916731
Tenure: Freehold
Council Tax Band:
EPC Rating: D

VIEWINGS: Please contact a member of the team to arrange.

Well proportioned terraced home situated within the desirable Conwy Castle Walls. Boasting immediate access of the town centre shops, cafes and amenities, the property could not be better placed. In a past life served well as an office space, but in its current form is a well thought out home, boasting across rooftop views toward the Conwy Estuary in some rooms.

The basement (we are advised) is larger than meets the eye behind the stud wall.

ROOM LIST - Any Floor plan and measurements are for indicative purposes. Please conduct further due diligence as required. Please refer to the floorplan for dimensions but as mentioned, always carry out relevant checks and inspections yourself where possible.

REGISTER FOR LEGAL PACK AND BIDDING ON OUR WEBSITE. WWW.AUCTIONHOUSE.CO.UK

PLEASE NOTE No appliances have been tested by Auction House. Any measurements or boundary illustrations are approximate. We recommend any would be bidders conduct their own due diligence in good time prior to the auction taking place.

IMPORTANT INFORMATION Buying at auction is a contractual commitment, you are legally obliged to buy the lot on the terms of the sale memorandum at the price you bid. If you are the successful bidder, you are required to pay the deposit and auction fees immediately. As agent for the seller, we treat any failure to satisfy your obligations as your repudiation of the contract and the seller may then have a claim against you for breach of contract. You must not bid unless you wish to be bound by the common conditions of auction.

Any purchasers choosing to buy without viewing in person are doing so at their own risk and acknowledge that the auctioneer will not be held responsible for any issues that may arise due to them being unintentionally missed from the video or sales particulars.

Administration Fee: £3600 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

- ✓ ONLINE UNCONDITIONAL AUCTION
- ✓ GENEROUS FLOORSPACE OVERALL
- ✓ BUYER FEES APPLY
- ✓ CENTRAL TOWN LOCATION
- ✓ POPULAR DESTINATION - VERSATILE PROPERTY
- ✓ YOU MUST REGISTER TO BID

Lounge

24' 3" x 10' 7.39m x 3.05m



Kitchen

14' 1" x 6' 8" 4.29m x 2.03m



Snug

11' 7" x 9' 2" 3.53m x 2.97m

Bathroom

11' 11" x 6' 5" 3.63m x 1.95m

Bedroom One

11' 7" x 9' 4" 3.53m x 2.84m



Bedroom Two

11' 7" x 10' 3.53m x 3.05m

Bedroom Three

12' 5" x 6' 9" 3.78m x 1.27m

Basement/Utility

14' x 6' 7" 4.26m x 2m

Location

The property is situated within the walls of this medieval town famous for its Castle and Bridges. The town has an array of retail outlets, medical centre, library and several places of historic interest. There is a local primary and secondary school, social and recreational facilities includes 18 hole golf course and a yachting marina.

Directions

From our office on foot, proceed down Conwy High Street, turn right at the bottom and proceed along Castle street where the property can be viewed on your left.

Council Tax Band: D (provided on www.voa.gov.uk)
Energy Efficiency Rating: D
Tenure: Freehold

3 Bedroom Cottage

29 Castle Street
Conwy
LL32 8AY
GUIDE PRICE
£120,000

Reference Number: FP8288
14/3/2025

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

