



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



TWO BEDROOM MIDDLE STONE TERRACE WITH OUTDOOR SPACE SITUATED IN CASTLE WALLS AND SOLD WITH NO CHAIN

Description

A well presented and well-proportioned middle stone cottage style terrace, within the castle walls, and offered for sale with no chain, viewing is essential to fully appreciate the presentation and location. The accommodation in brief comprises, open plan living and dining room with window to the front and rear, three radiators, stairs to the first floor with under storage, a beautiful feature stone inglenook fireplace with tiled hearth and wood burning stove. The kitchen has a window to the rear and radiator, and is fitted with matching wall and base units, roll top work surface with inset sink, drainer and mixer tap, integrated electric oven, hob and extractor, space and plumbing for washing machine. The utility room has a window to the rear and glazed door to the rear, tiled floor. The landing has a fitted storage cupboard and hatch providing access to the loft, opaque window the bathroom. Bedroom one has a window to the rear and radiator. Bedroom two has a window to the front and a radiator. The bathroom is fitted with a modern matching white suite comprising wash hand basing and low flush W.C. inset vanity unit, panel bath with shower and screen, radiator, window to the rear and fitted storage cupboard housing the boiler. The rear of the property has a lovely and most tranquil enclosed courtyard style garden, ideal for afternoon tea or an early evening glass of wine. The property is heated by gas via a combination boiler that also provides the hot water, most windows are attractive and well cared for original, some with secondary glazing, the kitchen and utility rooms are double glazed.

- ✓ STONE TERRACE
- ✓ WITHIN CASTLE WALLS
- ✓ TWO BEDROOMS
- ✓ REAR COURTYARD STYLE GARDEN
- ✓ WELL PRESENTED
- ✓ NO CHAIN

Living / Dining Room

15’ 2” x 14’ 11” 4.62m x 4.54m



Kitchen

8’ 9” x 6’ 4” 2.66m x 1.93m



Utility Room

7’ 1” x 3’ 10” 2.16m x 1.17m

Landing

7’ 1” x 5’ 2” 2.16m x 1.57m

Bedroom One

10’ 4” x 9’ 6” 3.15m x 2.89m



Bedroom Two

15’ x 8’ (Widest Points) 4.57m x 2.43m (Widest Points)



Bathroom

7’ 11” x 7’ 5” 2.41m x 2.26m



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 nearby.

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 3 will be found on the left.

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

Energy Efficiency Rating: D

Tenure: Freehold



2 Bedroom Mid-Terrace Cottage

3 Erskine Terrace
Conwy
LL32 8BS

£220,000

Reference Number: FP8274
25/3/2025

Fletcher & Poole,
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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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