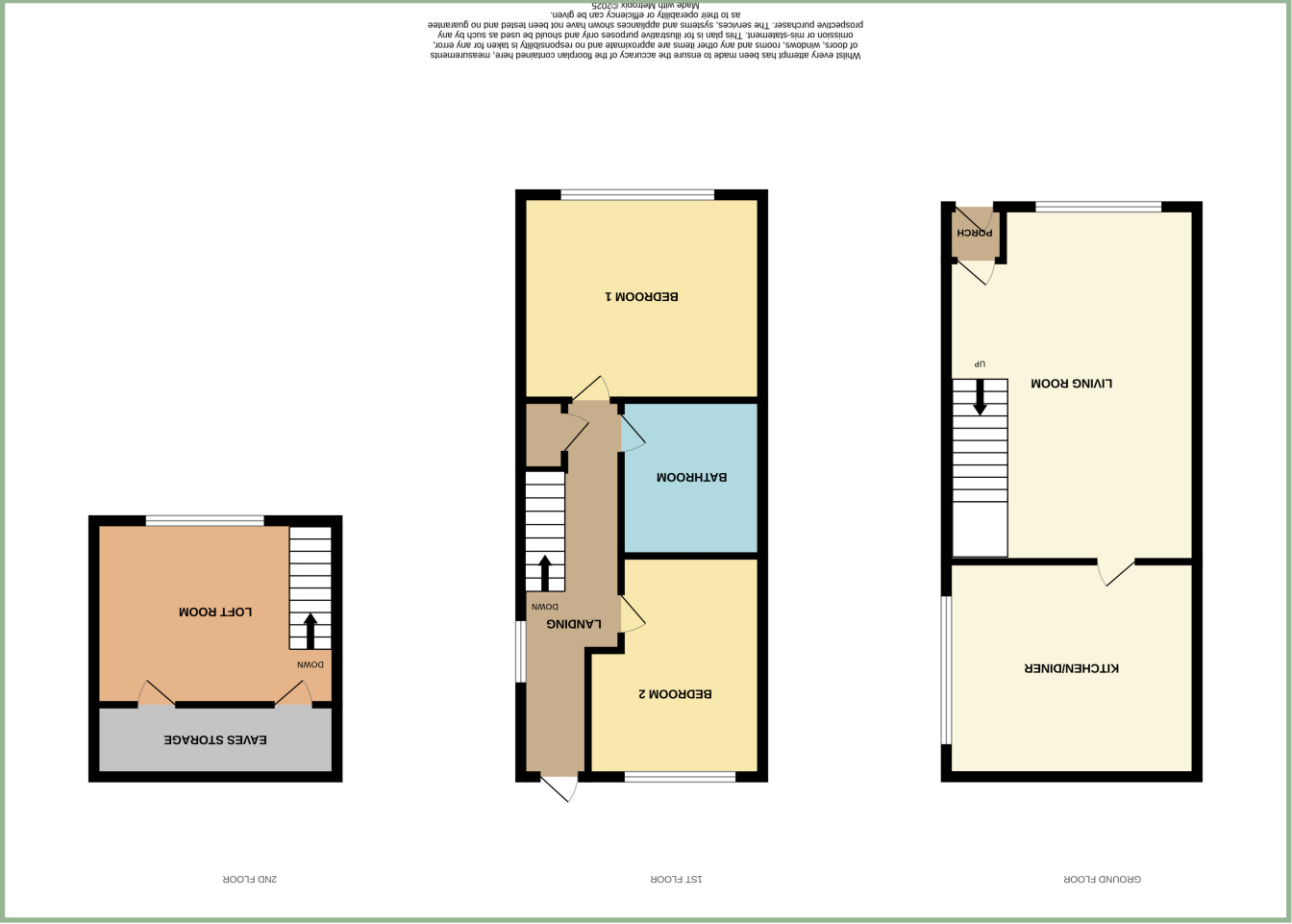




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



SPACIOUS TWO BEDROOM MIDDLE TERRACE WITH ADDITIONAL LOFT ROOM AND VIEWS OVER THE ESTUARY TO THE CASTLE OFFERED WITH NO CHAIN

Description

With first floor views over the estuary, this two-bedroom cottage style middle terrace features spacious accommodation throughout and offers an additional loft room. Offered for sale with NO CHAIN viewing is recommended on this property, which is situated in a popular Glan Conwy location.

The accommodation in brief comprises, entrance porch with glazed doors. Open plan living/dining room with window to front, radiators, fireplace, stairs to first floor, and carpet floor. The kitchen has ample space for dining, with windows to the side, wall and base level units, complimentary roll top work surfaces, integral stainless-steel sink, drainer, and mixer tap, space and plumbing for all kitchen appliances. The first-floor landing has a window to the side, doors to all first-floor rooms, glazed door to the rear courtyard, cupboard housing staircase to the loft room. Bedroom one has a window to front with views over the estuary, radiator, and carpet floor. Bedroom two is a second double bedroom with window to the rear, radiator, carpet floor. The bathroom is fitted with a three-piece suite, comprising corner bath with shower over, pedestal wash hand basin and low flush WC, heated towel rail, and vinyl floor. The loft room has a dormer window to the rear, radiator, carpet floor and storage to the eaves.

The property is double glazed throughout, and gas central heated via a combination boiler that also provides the hot water. There is a small courtyard to the rear, and a larger tiered garden area above, however the step access to the upper garden has been removed and would need to be reinstated.

- ✓ TWO DOUBLE BEDROOMS
- ✓ MIDDLE TERRACE
- ✓ ADDITIONAL LOFT ROOM
- ✓ SPACIOUS LIVING ROOM
- ✓ DINING KITCHEN
- ✓ NO CHAIN

Living Room

19’ x 13’ 5” 5.79m x 4.09m



Dining Kitchen

13’ 5” x 11’ 6” 4.09m x 3.50m



Landing

18’ 4” x 4’ 11” 5.59m x 1.50m

Bedroom One

13’ x 11’ 3.96m x 3.35m



Bedroom Two

11’ 10” x 9’ 8” 3.60m x 2.94m

Bathroom

8’ 5” x 7’ 7” 2.56m x 2.31m



Loft Room

13’ x 9’ 10” 3.96m x 3m



Location

The property is located in a popular residential area overlooking the centre of Glan Conwy which is located on the banks of the River Conwy. It is approximately 2 miles from the walled medieval town of Conwy and the A55 Expressway for easy access to Chester and the motorways beyond. Close to local shop, pubs, takeaway and Post Office.

Directions

From our Conwy office proceed round Conwy on the one way system and proceed over the Conwy Bridge towards Llandudno Junction. At the roundabout turn right and proceed to the A55. Turn left on to the A55 and exit at the next junction signposted Betws-y-Coed and Glan Conwy. Proceed into the village of Glan Conwy, pass Snowdonia Valley Nurseries and the property can be found after a short distance on the left.

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

2 Bedroom Mid Terrace Home

Fairview
Llanrwst Road
Glan Conwy
LL28 5SS

£170,000

Reference Number: FP8332
22/4/2025

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

