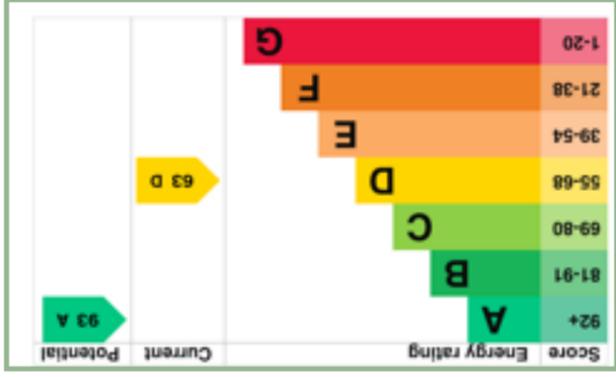


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com



# Stunning & Completely Refurbished Two Bedroom End Cottage

## Description

This delightful end Cottage has been recently refurbished to a high standard with a modern fitted kitchen and white bathroom suite. Currently on business rates as it was previously a holiday let and as such could continue as one without planning or be turned back into someone's home!

The accommodation in brief comprises, Covered entrance area, spacious open plan living/dining and kitchen area, bathroom, and useful utility room with plumbing to the ground floor while to the first floor are two well-proportioned bedrooms.

The property benefits from full double glazing and gas central heating via a combination boiler, allocated car parking to the front, peaceful seating area to the front catching the afternoon sun. As it was a holiday let, the gas and electrics are up to date and the décor and flooring are new and well presented throughout.

- ✓ END COTTAGE
- ✓ TWO BEDROOMS
- ✓ COMPLETELY REFURBISHED
- ✓ MODERN KITCHEN & BATHROOM
- ✓ PARKING
- ✓ NO CHAIN
- ✓ FREEHOLD

## Open Plan Living/Dining/Kitchen

23' 2" x 10' 10" 7.06m x 3.30m



## Bathroom

6' x 7' 9" 1.82m x 2.36m



## Utility Room

11' 8" x 3' 10" 3.55m x 1.17m

## Bedroom One

9' x 11' 2.74m x 3.35m



## Bedroom Two

6' 4" x 9' 1.93m x 2.74m



## 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, 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 take the second left turning (just after the arch) into Mount Pleasant. Proceed up the hill, at the top of the car park turn right where Wind Street can be found tucked away straight ahead.

Council Tax Band: C (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Efficiency Rating: D

2 Bedroom End Cottage

11 Wind Street  
Conwy  
LL32 8PB

NO CHAIN

**£219,950**

Reference Number: FP8168  
11/10/2024

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](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

