

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.

Fletcher & Poole



# Two Bedroom Terrace Cottage

## Description

A two bedroom mid terrace cottage situated within the Conwy Castle walls and is a walking distance to the local bars, restaurants, shops and harbour.

The property comprises of lounge/diner with an open fireplace and under stairs storage, modern shower room with skylight window, kitchen with skylight window, integrated 4 ring electric hob and oven and extractor fan, space for a low level fridge.

The first floor compromises: Landing, master bedroom along with a second bedroom.

The property benefits from gas fired combination boiler. UVPC double glazed windows.

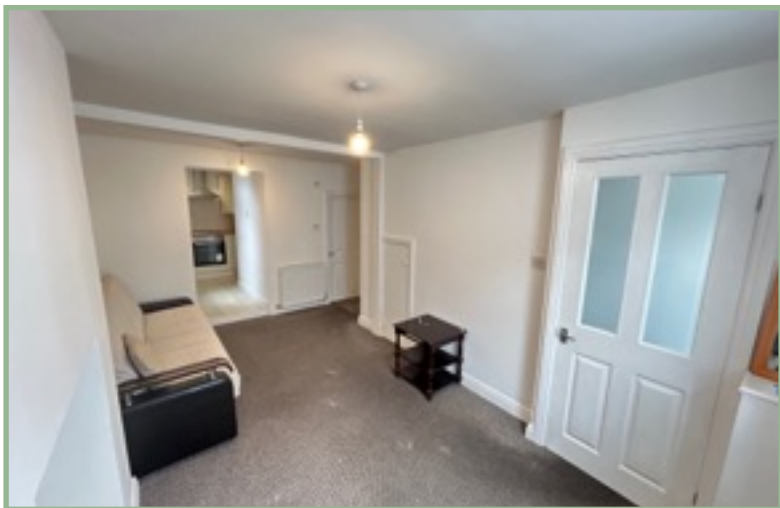
- ✓ SITUATED WITHIN THE CASTLE WALLS
- ✓ NO CHIAN
- ✓ WALKING DISTANCE TO LOCAL AMENITIES
- ✓ IDEAL HOME, HOLIDAY HOME OR HOLIDAY LET
- ✓ FREEHOLD

## Hallway

5' x 3' 1.52m x 0.91m

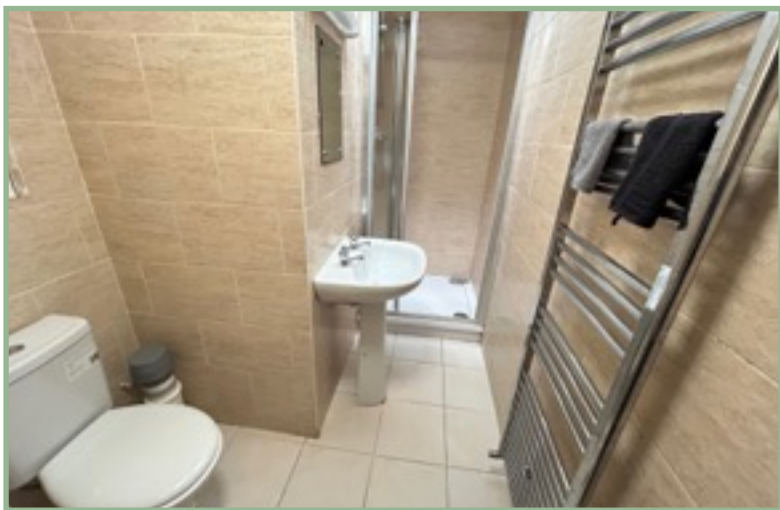
## Lounge

16' 4" x 11' 11" 4.98m x 3.63m



## Shower Room

9' 9" x 5' 6" 2.97m x 1.67m



## Kitchen

10' 2" x 7' 11" 3.10m x 2.41m



## Landing

13' 8" x 11' 8" 4.16m x 3.55m

## Bedroom One

9' 5" x 11' 10" 2.87m x 3.60m



## Bedroom Two

7' 2" x 6' 3" 2.18m x 1.90m



## 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 Conwy office turn left onto Uppergate Street, proceed to the top, turn right onto Watkin Street (just before the arch), where number 11 can be found third property from the end on the left.

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

2 Bedroom Cottage

11 Watkin Street  
Conwy  
LL32 8RL

NO CHAIN

**£175,000**

REDUCED FROM £180,000

Reference Number: FP8011

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)

