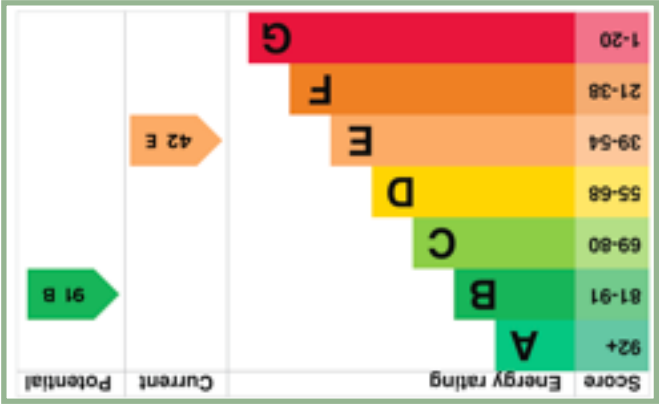


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

F&P Fletcher & Poole



# Two Bedroom Mid Terrace Home

## Description

This light and well presented Mid Terrace House is situated just outside the famous walled town of Conwy, and offers accommodation briefly comprising: Lounge, kitchen which includes four ring gas hob, electric oven, integrated extractor fan and space for low level fridge. Dining room, two double bedrooms and bathroom. UPVC double glazing, gas fired boiler supply for hot water and kitchen hobs with the main heating source being electric radiators. To the rear of the property is a paved yard with small wooden garden store and gate to rear access. Most conveniently located close to shops, schools, bus routes and within walking distance of Conwy town centre.

- ✓ LIGHT AND WELL PRESENTED TWO DOUBLE BEDROOMS MID TERRACE HOUSE
- ✓ FREEHOLD
- ✓ NO CHAIN
- ✓ WALKING DISTANCE TO LOCAL AMENITIES

## Lounge

24' 5" x 13' 6" max    7.44m x 4.11m



## Dining Room

10' 4" x 9' 5"    3.15m x 2.87m



## Kitchen

6' 7" x 6' 9"    2m x 2.06m



## Landing

14' 2" x 3' 2"    4.31m x 0.96m

## Bedroom One

10' 4" x 13' 1"    3.15m x 3.99m



## Bedroom Two

10' 6" x 9' 4"    3.20m x 2.84m



## Bathroom

6' 9" x 6' 8" max    2.06m x 2.03m



## Location

Located on the outskirts of the famous medieval walled castle town of Conwy with its wealth of local shops, hostelryes, schools, library and medical centres, busy harbour, marina and 18 hole golf course. It is also located a short distance from the edge of the Snowdonia National Park.

## Directions

From our Conwy office turn left onto Uppergate Street, proceed through the arch and bear left into St. Agnes Road. Continue along this road and proceed down the hill, at the T junction turn left and the property 6 Madoc Terrace can be found on the right just past the local shop.

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

## 2 Bedroom Mid Terrace Home

6 Madoc Terrace  
Conwy  
LL32 8NA

OFFERS OVER  
**£175,000**  
REDUCED FROM £185,000

Reference Number: FP8040  
30/5/2024

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)

