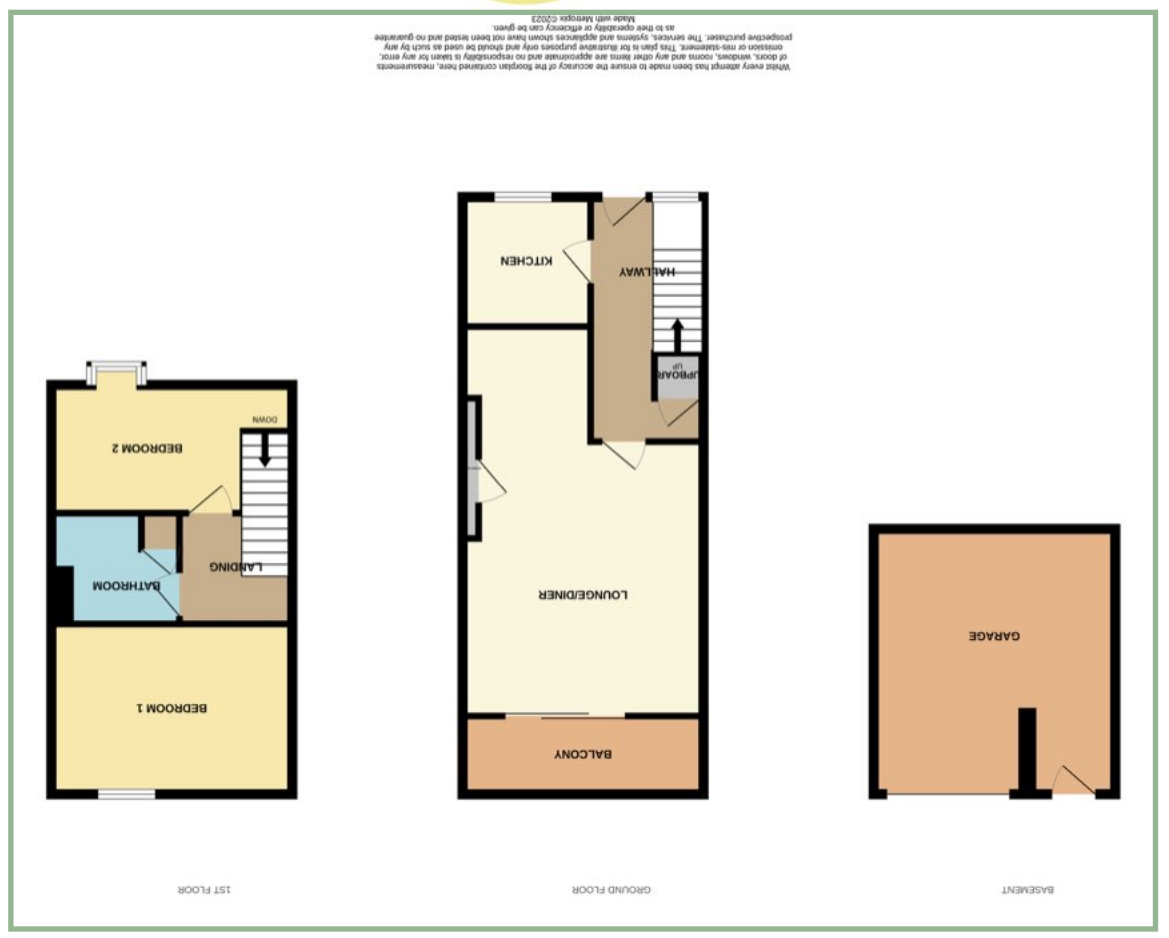


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



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		



Light & Spacious Two Bedroom Mid Terrace Home

Description

A light and well planned two-bedroom mid-terrace town house enjoying views over the estuary and towards Conwy town. The property is situated close to the centre of the village and enjoys stunning views to the rear aspect which can be enjoyed from the Lounge, balcony and Master Bedroom.

The accommodation comprises: Hallway with under stair storage, fitted Kitchen, lounge/diner with balcony, two double bedrooms and a bathroom. UPVC double glazing and gas fired central heating with a newly fitted boiler in 2022.

Outside to the front is a low maintenance garden which is partly paved, partly shingle, and to the rear is a good size garage (larger than a single) with an electric garage door and communal parking. This property would be an idea first time buyer property or a buy to let investment.

- ✓ SPACIOUS & WELL PLANNED TWO BEDROOM MID TERRACE TOWN HOUSE
- ✓ ENJOYS VIEWS OVER THE ESTUARY & TOWARDS CONWY WITH BALCONY
- ✓ GOOD SIZED GARAGE TO THE REAR WITH ELECTRIC DOOR
- ✓ LEASEHOLD

Kitchen

7' 6" x 7' 5" 2.28m x 2.26m



Lounge/Diner

16' 5" x 13' 11" max 5m x 4.24m



Bedroom One

13' 11" x 9' 10" 4.24m x 3m



Bedroom Two

10' 8" x 7' 5" 3.25m x 2.26m



Bathroom

7' x 6' 4" 2.13m x 1.93m



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 and takeaway.

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, continue down this road where number 29 Benarth Court can be found on the right.

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



2 Bedroom Mid Terrace House

29 Benarth Court
Llanrwst Road
Glan Conwy
LL28 5ED

REDUCED FROM £169,950
£157,950

Reference Number: FP7884
17/11/23

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

