

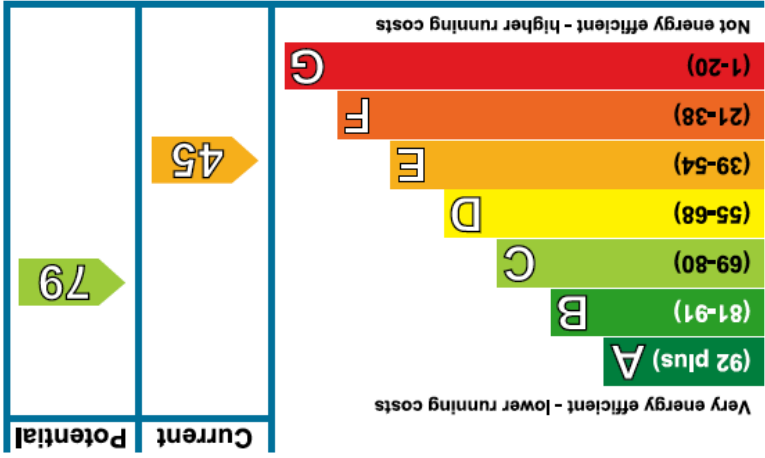
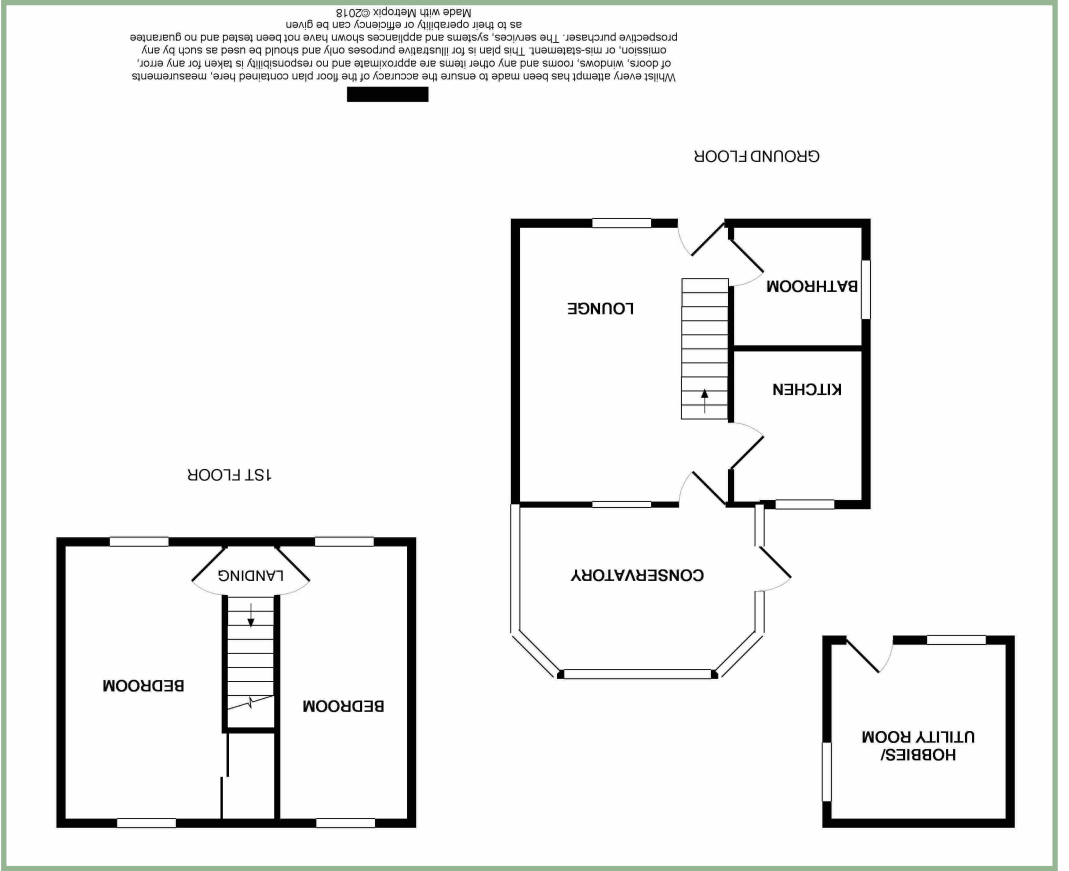
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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 operability or efficiency can be given. Made with Metropix, ©2018



Immaculately Presented Two Bedroom Detached Stone Built Cottage

Description

An absolute gem of a detached two bedroom stone built cottage situated just outside the Conwy town walls.

Pen y Bryn offers well maintained and beautifully presented accommodation whilst retaining a wealth of charm and character. Ideally located on a no through road, tucked away, yet within a two minute walk of the shops, bars and restaurants, easy access to the harbour, castle, beach and mountain walks. There is a delightful walled courtyard garden to the rear aspect which enjoys sun throughout the day.

The accommodation comprises: Lounge with multi-fuel burner, newly installed kitchen, good size conservatory and bathroom. To the first floor: Two double bedrooms. Upvc double glazed box sash windows and gas central heating. Outside to the front is a designated parking space. Enclosed rear courtyard garden and a versatile garden room/ studio/utility or potential spare bedroom.

- ✓ UNIQUE DETACHED STONE BUILT COTTAGE
- ✓ SITUATED JUST OUTSIDE THE CONWY CASTLE WALLS
- ✓ RETAINS A WEALTH OF CHARACTER & CHARM
- ✓ SUPERB WALLED COURTYARD GARDEN
- ✓ STUDIO/GARDEN ROOM WITH FURTHER POTENTIAL
- ✓ DESIGNATED PARKING SPACE TO FRONT
- ✓ VIEWING ESSENTIAL TO APPRECIATE THE CHARM & FEEL OF THIS LOVELY COTTAGE

Entrance Area

Slate tile flooring, under-stairs storage cupboard.

Lounge

15' 1" x 9' 5" 4.60m x 2.87m



Kitchen

8' 4" x 7' 3" 2.54m x 2.21m



Conservatory

14' 1" x 9' 1" 4.29m x 2.77m



Bathroom

7' 1" x 6' 4" 2.16m x 1.93m

Bedroom One

15' x 8' 9" 4.57m x 2.66m



Bedroom Two

14' 11" x 7' 2" 4.54m x 2.18m



Studio/Utility/Hobbies Room

9' 11" x 9' 3.02m 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. There is a busy harbour marina, golf course, wealth of local shops, medical centres, library, banks and schools and is located on a main bus route. The A55 Expressway for easy access to Chester and motorways is nearby.

Directions

From our Conwy office proceed left into Uppergate Street through the arch, take the second right onto Old Road where Pen y Bryn can be found on the right.

Council Tax Band: D (provided on www.voa.gov.uk)

Energy Efficiency Rating: E

2 Bedroom Detached Stone Built Cottage

PEN Y BRYN
OLD ROAD
CONWY
LL32 8PN

£339,000

REDUCED FROM £350,000

Reference Number: FP7040

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:

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web: www.fletcherpoole.com

