

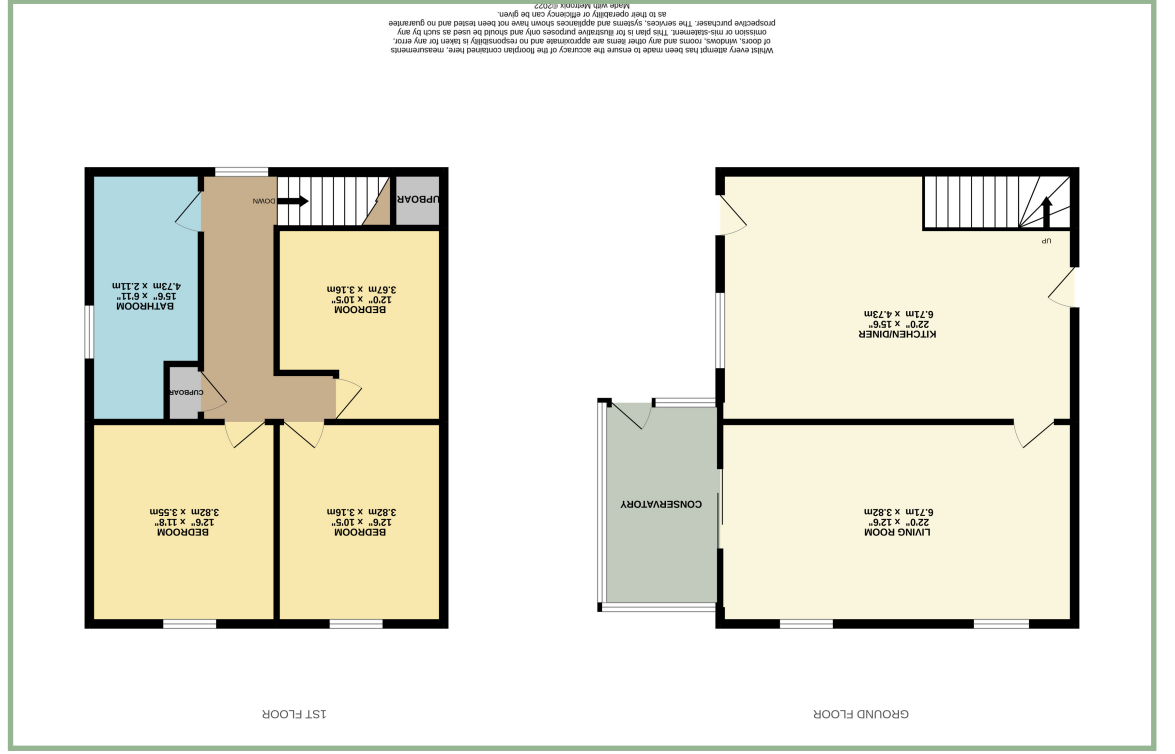
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

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Fletcher & Poole



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		57 D	
			83 B



Three Bedroom Detached Home Within Walking Distance To Conwy Town

Description

A light and spacious three double bedroom detached home situated in a cul-de-sac location, within walking distance to Conwy Town, the shops, primary school and amenities in Gyffin village, and lovely countryside and mountain walks.

The accommodation comprises: Modern kitchen/diner with integrated fridge/freezer, dishwasher, washing machine, space for a gas range and a centre island. The kitchen opens into the dining area which also has an external door and under-stairs store cupboard. Large lounge with doors into the conservatory. To the first floor: Landing, three double bedrooms and a four piece bathroom. UPVC double glazing and Saunier Duval gas fired boiler.

To the outside there is driveway parking, garage with power and light. A gate provides access into the side and rear garden which has a raised decked seating area, area laid to gravel, lawn, timber shed and fence and hedge boundaries.

- ✓ THREE DOUBLE BEDROOM DETACHED HOME
- ✓ SITUATED WITHIN WALKING DISTANCE TO CONWY TOWN & GYFFIN
- ✓ ENJOYS VIEWS OVER GYFFIN & THE COUNTRYSIDE
- ✓ CLOSE TO A PRIMARY SCHOOL & SHOPS
- ✓ LIGHT & SPACIOUS ACCOMMODATION

Dining Room

10' 5" x 11' 4" 3.17m x 3.45m



Kitchen

14' 8" x 10' 4" 4.47m x 3.15m



Lounge

21' 2" x 12' 6" 6.05m x 3.81m



Conservatory

12' 4" x 7' 5" 3.76m x 2.26m



Landing

14' 9" x 6' 7" max 4.49m x 2.00m

Bedroom One

12' 6" x 10' 6" 3.81m x 3.20m



Bedroom Two

12' 5" x 10' 3" 3.78m x 3.12m



Bedroom Three

11' 4" x 10' 8" 3.45m x 3.25m

Bathroom

14' 9" x 6' 8" 4.49m x 2.03m

Garage

17' 2" x 9' 10" 5.23m x 3.00m Power and light.

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

Proceed out of the Conwy office, left onto Uppergate Street through the arch, take the first left onto St. Agnes Road, follow the road down and turn left into Maes Gweryl. Proceed down the hill bearing left and number 34 will be found.

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

Energy Efficiency Rating: D

3 Bedroom Detached House

34 MAES GWERYL
CONWY
LL32 8RU

OFFERS OVER
£300,000
REDUCED FROM £320,000

Reference Number: FP7445

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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email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

