

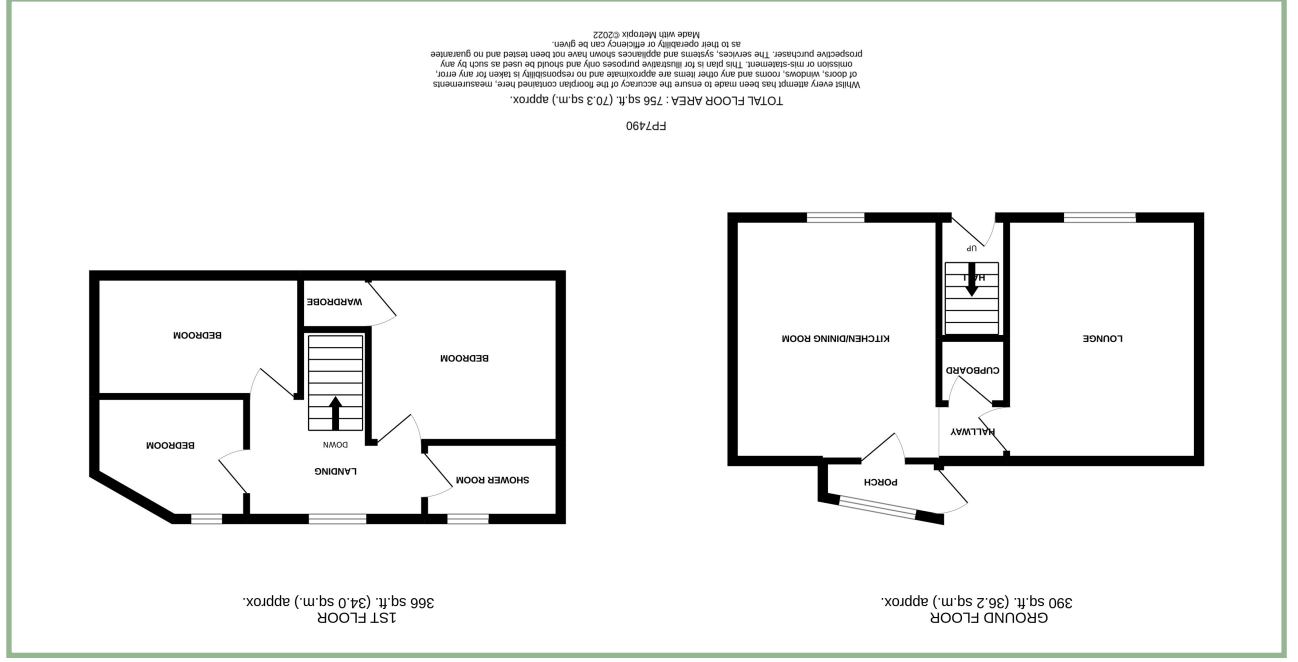
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

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		
		61 D	
			87 B



Three Bedroom End Terrace Home Close To The Town Centre

Description

A spacious and well planned three bedroom, double fronted end terrace home situated within minutes walk to the town centre.

The property enjoys a front garden and off road parking for two vehicles.

The accommodation comprises: Entrance hall, lounge with electric fire, kitchen/diner with oven and hob and space for a fridge/freezer and washing machine, rear porch area. To the first floor: Master bedroom with built in wardrobe/airing cupboard, two further bedrooms and shower room. Double glazed windows and gas fired Worcester combination boiler.

To the outside there is an enclosed front garden laid part to lawn and a flagged seating area with brick built barbecue. Off road parking for two vehicles and a small enclosed rear yard with timber rear gates.

- ✓ SPACIOUS DOUBLE FRONTED THREE BEDROOM END TERRACE HOME
- ✓ GARDEN & OFF ROAD PARKING
- ✓ OVER LOOKS THE RAILWAY LINE
- ✓ WITHIN MINUTES WALK TO TOWN CENTRE
- ✓ NO CHAIN

Hallway

3' 4" x 4' 1.01m x 1.22m

Lounge

13' 11" x 10' 11" 4.24m x 3.32m



Kitchen/Diner

14' x 11' 10" 4.26m x 3.60m



Rear Porch

6' 9" x 3' 3" 2.06m x 0.99m

Bedroom One

10' 9" x 9' 7" 3.27m x 2.92m



Bedroom Two

11' 11" x 6' 6" 3.63m x 1.98m



Bedroom Three

8' 9" x 7' max 2.66m x 2.13m

Shower Room

7' 5" x 4' 2.26m x 1.22m



Location

Situated on the outskirts of the market town of Llanrwst, with an array of shops, transport links and the famous Tu Hwnt i'r Bont tea rooms. Rhodfa Deg boasts superb views over the Snowdonia National Park.

Directions

From our Conwy office proceed back onto the A55 (east direction), come off at the slip road sign posted Glan Conwy, proceed onto the A470, on approaching the town of Llanrwst, jturn left onto Salisbury Terrace, first left where number 4 can be found the corner on the right.

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

Energy Efficiency Rating: D Listed Building

3 Bedroom End Terrace House

4 RAILWAY TERRACE
LLANRWST
CONWY
LL26 0EA

NO CHAIN

£149,950

Reference Number: FP7490

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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fax: 01492 583616

email: conwy@fletcherpoole.com

web: www.fletcherpoole.com

