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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.

[www.fletcherpoole.com](http://www.fletcherpoole.com)

Fletcher & Poole



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 49   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



# Immaculately Presented & Refurbished Three Bedroom End Terrace Cottage

## Description

An immaculately presented three bedroom end terrace cottage situated within the castle walls.

The current owners have fully refurbished the cottage to a very high standard creating a light and modern home.

The cottage is currently run as a successful holiday let and is ideally located for the superb walk on the castle walls, shops, cafes, pubs and restaurants in the town, the harbour and beach.

The accommodation comprises: Lounge/diner with exposed beam and gas fire, modern kitchen with gas hob, electric oven and space and plumbing for a washing machine and fridge/freezer. Stairs to the first floor: Landing, store cupboard, two double bedrooms and four piece modern bathroom. Stairs lead to the second floor double bedroom. Part timber glazed sash windows to the front and timber glazed windows to the rear. Vaillant gas fired central heating boiler.

To the outside there is a small courtyard with access to a communal grassed area where number 22 and the neighbour have a picnic bench situated.

- ✓ REFURBISHED IN LAST TWO YEARS TO A VERY HIGH STANDARD
- ✓ ENJOYS VIEWS OF THE CONWY CASTLE WALLS
- ✓ EASY ACCESS TO THE SHOPS, RESTAURANTS, PUBS, HARBOUR & BEACH
- ✓ CURRENTLY RUN AS A SUCCESSFUL HOLIDAY LET
- ✓ ACCOMMODATION LAID OVER THREE FLOORS

## Lounge/Diner

19' 8" x 14' 1" 6.00m x 4.29m



## Kitchen

10' 10" x 7' x 3.30m x 2.13m



## Landing

11' 1" x 5' 7" 3.38m x 1.70m

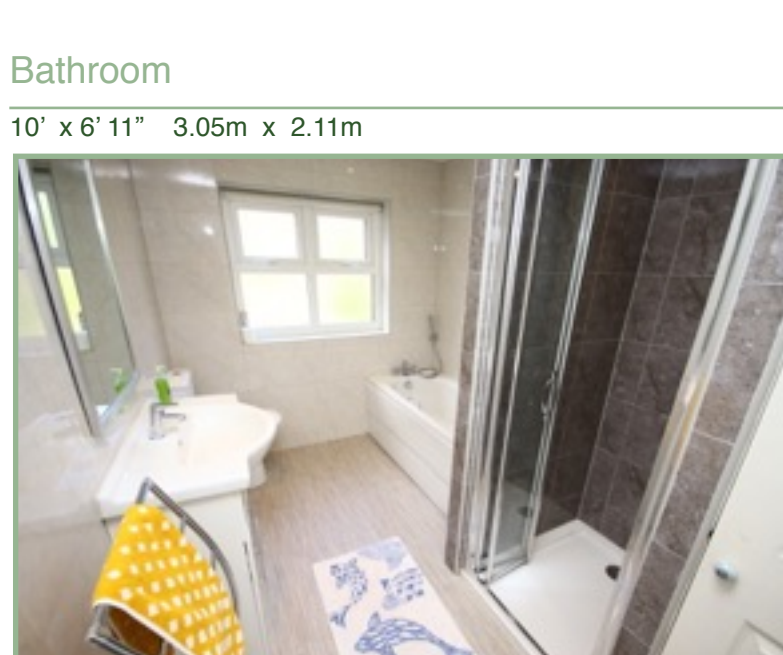
## Bedroom One

11' 2" x 9' 11" 3.40m x 3.02m



## Bedroom Two

9' 4" x 7' 10" 2.84m x 2.39m



## Bedroom Three

13' 9" x 13' 4.19m x 3.96m



## Location

The property is situated within the walls of this medieval town famous for its Castle and Bridges. The town has an array of retail outlets, medical centre, library and several places of historic interest. There is a local primary and secondary school, social and recreational facilities includes 18 hole golf course and a yachting marina.

## Directions

From our Conwy office turn left onto Uppergate Street where number 22 can be found on the right.

Council Tax Band: (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: TBC

## 3 Bedroom End Terrace Cottage

22 UPPERGATE STREET  
CONWY  
LL32 8RF

**£260,000**  
REDUCED FROM £300,000

Reference Number: FP7532

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)

