

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
DIAMOND COLLECTION



Stunning Five Bedroom, Three Storey, Detached Home

Description

A stunning and immaculately presented five bedroom, three storey home situated on the outskirts of the historic walled town of Conwy, enjoying spectacular views of the mountains to the front and rear aspect.

The property is ideally located for walking distance into town, local amenities, marina and a short drive to Llandudno and the A55.

The accommodation comprises: "L" shaped entrance hallway with integral door into garage. Cloakroom, large walk-in store room, good size utility room with space and plumbing for washing machine and dryer and low level freezer, bedroom five/study with bay window. To the first floor: Double aspect lounge, modern open plan kitchen/diner with breakfast bar, integrated fridge/freezer, and dishwasher, french doors opening out into the garden, good size dining room, separate w.c. To the second floor: Master bedroom with fitted wardrobes and Juliette balcony with spectacular views over the countryside, en-suite shower room with double shower, a further two double bedrooms, one single bedroom and family bathroom with shower over the bath. UPVC double glazing and gas central heating.

To the front there is a low maintenance garden laid to lawn, large driveway with ample parking leading to a single garage. To the rear there is a lovely landscaped garden laid to lawn, paved patio area and a raised decked area, fence boundaries and side gated access.

- * STUNNING & IMMACULATEDLY PRESENTED FIVE BEDROOM, THREE STOREY, DETACHED HOUSE
- * SPECTACULAR VIEWS OF THE MOUNTAINS & COUNTRYSIDE
- * SITUATED ON THE OUTSKIRTS OF THE HISTORIC WALLED TOWN OF CONWY
- * AMPLE DRIVEWAY PARKING & SINGLE GARAGE
- * LOVELY LANDSCAPED REAR GARDEN
- * SIX YEARS REMAINING NHBC WARRANTY

Study/Bedroom Five

14' 9" x 8' 5" 4.49m x 2.56m



Store

14' 8" x 8' 11" 4.48m x 2.71m

Utility Room

9' 4" x 8' 11" 2.85m x 2.71m

Garage

17' x 8' 5.20m x 2.44m

5 Bedroom
Detached House

12 ACRAU HIRION
CONWY
LL32 8AP

£499,950

Reference Number: FP7516

Fletcher & Poole,
3 Lancaster Square,
Conwy LL32 8HT

Registered Company
Number 4687367

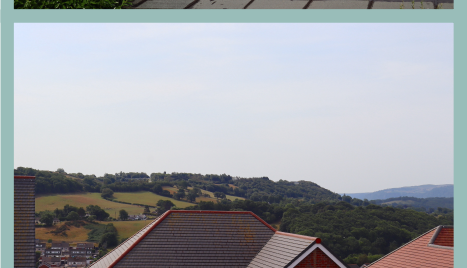
Valuation

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



Location

Acrau Hirion is located on the outskirts of the famous medieval walled castle town of Conwy with its wealth of local shops, hostelrys, schools, library and medical centres, busy harbour, marina and 18 hole golf course. It is also located a short distance from the edge of the Snowdonia National Park.

Directions

From our Conwy office turn left onto Uppergate Street, proceed through the arch and continue onto Sychnant Pass Road, continue up the hill, turn left into Acrau Hirion where number 12 can be found at the end on the left.

Agent's Notes: The property is freehold

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

Energy Efficiency Rating: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Stunning Five Bedroom, Three Storey, Detached Home

Kitchen/Breakfast Room

24' 6" x 8' 11" 7.48m x 2.71m



Bedroom Two

12' 10" x 8' 7" 3.91m x 2.62m



Bedroom Three

10' 3" x 8' 8" 3.13m x 2.65m



Bedroom Four

9' 1" x 8' 7" 3.76m x 2.61m



Bathroom

6' 9" x 6' 8" 2.06m x 2.03m



Dining Room

14' 1" x 9' 6" 4.29m x 2.60m

Lounge

15' 6" x 12' 4.74m x 3.65m



Master Bedroom

12' 1" x 11' 6" 3.68m x 3.51m



En-Suite Shower Room

8' 5" x 3' 8" 2.58m x 1.13m



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