

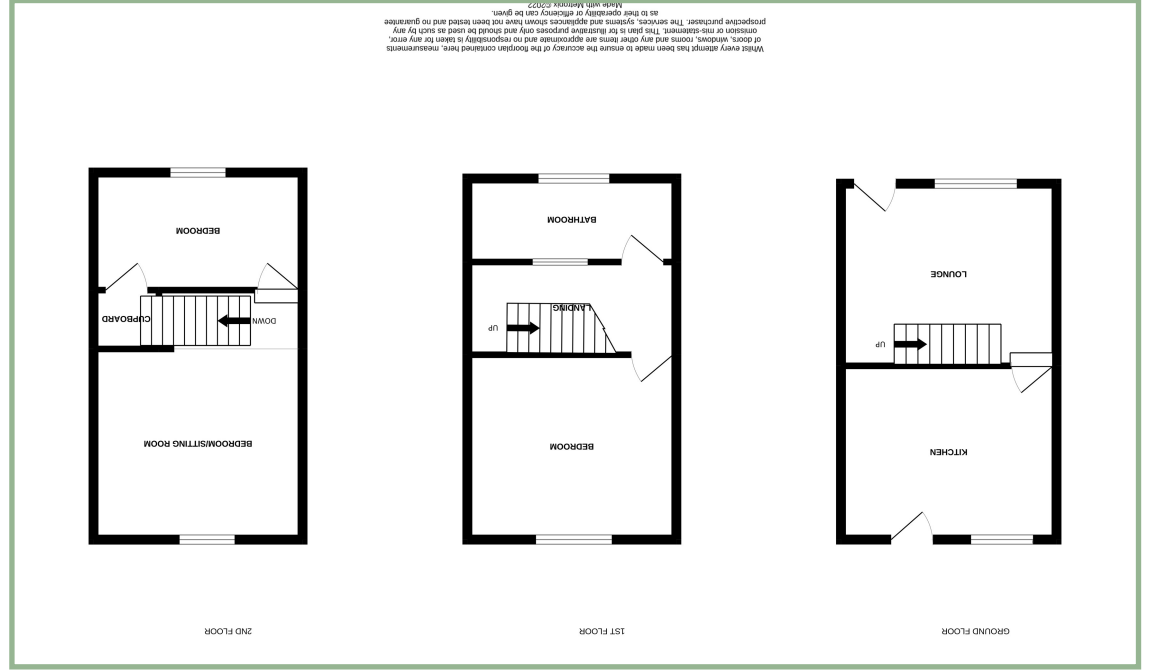
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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	61   D	88   B
39-54	E		
21-38	F		
1-20	G		





# Three Bedroom, Three Storey Terrace House Within The Castle Walls

## Description

CASH BUYERS ONLY. A three bedroom terrace house laid over three floors, situated within the Conwy castle walls.

The property is ideally located for walking to the shops, pubs, restaurants, and has lovely views to the rear aspect of the marina.

The accommodation comprises: Lounge with exposed stone wall, kitchen with space and plumbing for dishwasher, under-counter fridge and stable doors into the rear courtyard. To the first floor: Landing, double bedroom and three piece bathroom. To the second floor: Double bedroom currently being used as a sitting room, and a further bedroom with storage cupboard. Single glazing and Worcester combination boiler.

Outside to the rear there are steps leading down to a courtyard area with gated access and wall boundaries.

- ✓ CASH BUYERS ONLY
- ✓ THREE BEDROOM TERRACE HOUSE LAID OVER THREE FLOORS
- ✓ SITUATED WITHIN THE HISTORIC CASTLE WALLS OF CONWY
- ✓ WITHIN WALKING DISTANCE TO THE SHOPS, PUBS, RESTAURANTS & MARINA
- ✓ NO CHAIN

## Lounge

12' 10" x 10' 11" 3.91m x 3.32m



## Kitchen

10' 10" x 12' 8" 3.30m x 3.86m



## Landing

12' 6" x 5' 7" 3.81m x 1.70m

## Bedroom Two

12' 6" x 11' 3" 3.81m x 3.43m



## Bathroom

12' 6" x 5' 3.81m x 1.52m



## Bedroom One/Sitting Room

12' 7" x 11' 3" 3.83m x 3.43m



## Bedroom Three

12' 8" x 7' 11" 3.86m x 2.41m

## 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 (on foot) Proceed down the High Street, turn left onto Berry Street where number 6 can be found on the right.

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

Energy Efficiency Rating: D

## 3 Bedroom, Three Storey Terrace House

6 BERRY STREET  
CONWY  
LL32 8DG

**£170,000**  
REDUCED FROM £250,000

Reference Number: FP7585

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)

