

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 for you.

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		
		74 C	84 B



Modern Four Bedroom Detached Home

Description

An immaculately presented four bedroom detached modern home situated within easy walking distance to the historic walled town of Conwy, the beach, marina, schools and the A55.

The current owners have only owned the property a short time but have had to relocate due to work commitments.

The property benefits from a newly fitted kitchen, redecorated and re carpeted and new electric garage door and rear patio. The light and well planned accommodation comprises: Hallway, cloakroom, kitchen/breakfast room with gas hob, electric oven, space and plumbing for a washing machine and fridge/freezer. Dining room with double doors through to the lounge which has a sliding patio door onto the South East facing rear garden. To the first floor: Landing, master bedroom with en-suite shower room, three further bedrooms and family bathroom. UPVC double glazing and gas fired Icos boiler.

To the outside there is driveway parking for two vehicles and a lawned front garden area. Timber gate provides access to the rear garden which has a newly laid flagged patio, good size lawned area, deep borders for planting, timber shed with electricity and fence boundaries.

- ✓ IMMACULATEDLY PRESENTED FOUR BEDROOM DETACHED HOME
- ✓ SITUATED WITHIN WALKING DISTANCE TO THE TOWN CENTRE, BEACH, MARINA & SCHOOLS
- ✓ SOUTH EAST FACING REAR GARDEN
- ✓ NEWLY FITTED KITCHEN
- ✓ REDECORATED & RECARPETED
- ✓ NO CHAIN

Entrance Hall

14' 6" x 5' 11" 4.42m x 1.80m

Cloakroom

6' 1" x 2' 10" 1.85m x 0.86m

Kitchen/Breakfast Room

14' 6" x 10' 3" 4.42m x 3.12m



Lounge

14' 9" x 10' 6" 4.49m x 3.20m



Dining Room

10' 3" x 10' 6" 3.12m x 3.20m



Bedroom One

14' 6" x 13' 4" max 4.42m x 4.06m



En-Suite Shower Room

6' 3" x 5' 11" 1.90m x 1.80m

Bedroom Two

14' 11" x 8' 4" 4.54m x 2.54m



Bedroom Three

10' 4" x 9' 7" 3.15m x 2.92m

Bedroom Four

10' 8" x 8' 8" 3.25m x 2.64m

Family Bathroom

6' 6" x 6' 1.98m x 1.82m

Garage

16' 10" x 8' 1" 5.13m x 2.46m Electric door, tap, sink, 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 near by.

Directions

Turn left out of our Conwy office, proceed through the arch and continue along the road taking the third right turn into Cwrt Llewelyn where number 40 will be found on the right.

Council Tax Band: E (provided on www.voa.gov.uk)
Energy Efficiency Rating: C

4 Bedroom Detached House

40 CWRT LLEWELYN CONWY LL32 8EF

NO CHAIN

REDUCED FROM £370,000

£362,500

Reference Number: FP7601
6/2/2024

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

