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We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. 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. 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. 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

enquiries. We will also confirm that the property remains available. This is particularly important if you are confemplating traveling some distance to view the property. 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

# Beautifully Presented Semi-Detached Cottage

#### Description

Plas Arfon is ideally situated to make the most of this beautiful part of Snowdonia. Just a short distance away is Adventure Parc Snowdonia with the worlds first artificial surf lagoon. The beautiful coastline of Llandudno, the Gt. Orme and onwards to Anglesey is easily accessible from this lovely cottage.

Tal y Bont is located between the medieval walled town of Conwy and its castle to the north and the popular village of Betws-y-Coed to the south. The beautifully presented accommodation of this semi-detached cottage includes open plan lounge with sliding doors onto a seating area, electric fire, but with a flue fitted for a log burner, kitchen with dishwasher, washing machine, fridge freezer and electric oven and hob with breakfast bar. On the first floor there are two bedrooms with original beams and shower room. From the master bedroom are superb countryside views up the Conwy Valley. The property has electric underfloor heating and UPVC windows.

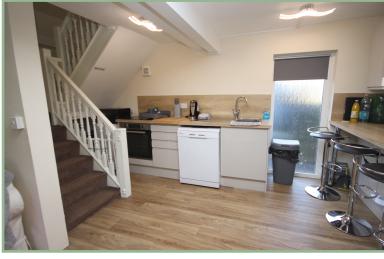
Plas Arfon is a quaint little cottage, which has been ran as a successful holiday let, and is sold fully furnished – making it a great investment opportunity, with no upward chain.

- √ TWO BEDROOM COTTAGE ENJOYING FAR REACHING COUNTRYSIDE VIEWS
- ✓ DECEPTIVELY SPACIOUS & BEAUTIFULLY PRESENTED ACCOMMODATION
- ✓ VIEWING ESSENTIAL TO APPRECIATE THE FEEL OF THIS LOVELY COTTAGE
- ✓ IDEAL LOCATION FOR A HOLIDAY LET INVESTMENT
- √ NO CHAIN

#### Lounge/Kitchen/Diner

17' 2" max x 17' 2" max 5.23m x 5.23m







Shower Room

8' 4" x 5' 5" 2.54m x 1.65m



#### Bedroom One

12' 6" x 8' 7" 3.81m x 2.61m



#### Bedroom Two

11' 6" x 9' 1" 3.50m x 2.77m



#### Landing

9′ 5″ x 2′ 8″ 2.94m x 0.80m

#### Location

Conveniently located in the Conwy Valley, Tal y Bont is just six miles from the historic town of Conwy with its castle and harbour, as well as the local post office there are two primary schools, train station and shops. Plas Arfon is also close to Surf Snowdonia, the first man made surfing lagoon in the world, and there is easy access to Betws-y-Coed and the heart of the Snowdonia Mountains.

#### Directions

From our Conwy office go around the one way system to the Castle and go straight on at the mini roundabout through the archway in the direction of Trefriw. Proceed along this road for approximately 4 miles until you reach the village of Tyn y Groes. Continue along this road until you reach the village of Tal y Bont, pass the post office, and take the next left where Plas Arfon can be found on the left.

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

Energy Efficiency Rating: E

## 2 Bedroom Semi-Detached Cottage

2 PLAS ARFON CONWAY ROAD TAL Y BONT CONWY LL32 8SF

**NO CHAIN** 

£168,000

REDUCED FROM £175,000

Reference Number: FP7633

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 web: www.fletcherpoole.com









