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Fletcher & Poole



What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metosox 5/2023

GROUND FLOOR

1ST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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,
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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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