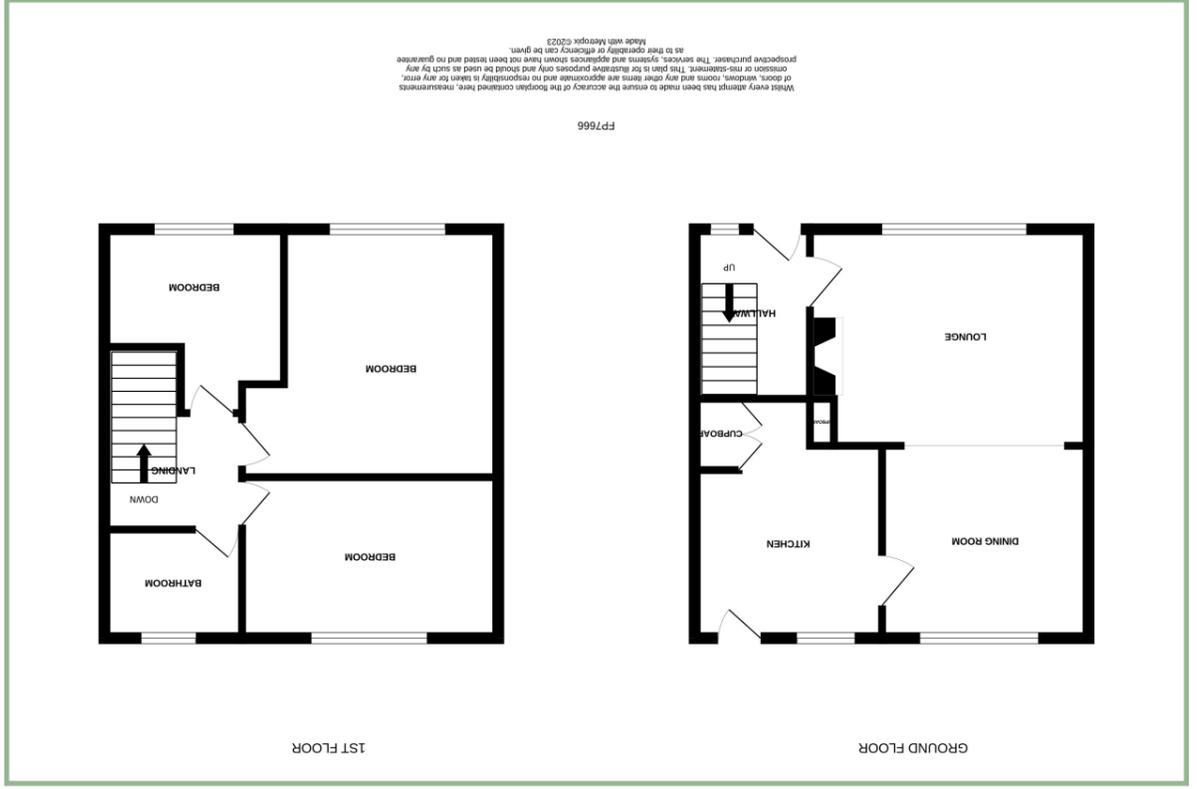


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Potential	Current
84 B	72 C



Three Bedroom Mid Terrace Home Enjoying Countryside Views

Description

An immaculately presented three bedroom mid terrace home situated in the highly sought after village of Rowen in the beautiful Conwy Valley.

The property enjoys views over the countryside to the front aspect and views over Tal Y Fan mountain to the rear.

The light and well planned accommodation comprises: Entrance hall, lounge/diner, kitchen with gas cooker, space and plumbing for a washing machine, plumbing for slimline dishwasher and fridge/freezer. Landing, three bedrooms and bathroom. UPVC double glazing and gas fired Worcester combination boiler.

To the outside there is a small gated front garden and an enclosed low maintenance rear garden with two outhouses (one with power).

- ✓ THREE BEDROOM MID TERRACE HOME
- ✓ ENJOYS COUNTRYSIDE & MOUNTAIN VIEWS
- ✓ SITUATED IN A HIGHLY SOUGHT AFTER VILLAGE
- ✓ IMMACULATEDLY PRESENTED THROUGHOUT
- ✓ NO CHAIN
- ✓ PROPERTY IS SUBJECT TO A STATUTORY PROVISION - SEE BROCHURE FOR DETAILS

Hall

7' 11" x 5' 6" 2.41m x 1.67m

Lounge

10' 11" x 13' 10" 3.32m x 4.21m



Dining Area

10' 3" x 9' 7" 3.12m x 2.92m

Kitchen

12' 11" x 9' 1" 3.94m x 2.77m



Landing

6' 2" x 5' 9" 1.87m x 1.75m

Bedroom One

12' 4" x 13' 9" max 3.76m x 4.19m



Bedroom Two

13' 9" max x 8' 8" 4.19m x 2.64m



Bedroom Three

8' 11" x 8' 10" 2.71m x 2.64m

Bathroom

6' 7" x 5' 5" 2.00m x 1.65m

Store/Outhouse

6' 1" x 3' 1.85m x 0.91m

Store/Outhouse

7' x 6' 1" 2.13m x 1.85m

Agent's Notes: This property is subject to a statutory provision which states that any potential buyer need to have been resident, or working in the Conwy County Borough area, for the preceding three years.

Location

Rowen is often described as the prettiest and most sought after village in the Conwy Valley and has a local shop and hostelry whilst the Medieval walled town of Conwy is some three miles distant with easy access to the A55 Dual Carriageway for Chester and the Motorways beyond.

Directions

From our Conwy office turn left into Uppergate Street, first left and then right into St. Agnes Road. Go down to the bottom of the hill and go straight on at the crossroads on the Llanrwst Road. Go up the hill out of Conwy for approximately 2/3 miles until reaching the famous Groes Inn on the right hand side. Turn right immediately signposted Rowen. Proceed into the Village, turn right into "Llanerch" where number 4 can be found on the right.

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

Energy Efficiency Rating: C

3 Bedroom Mid Terrace House

4 LLANERCH
ROWEN
CONWY
LL32 8YA

NO CHAIN

£159,995

REDUCED FROM £180,000

Reference Number: FP7666

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

