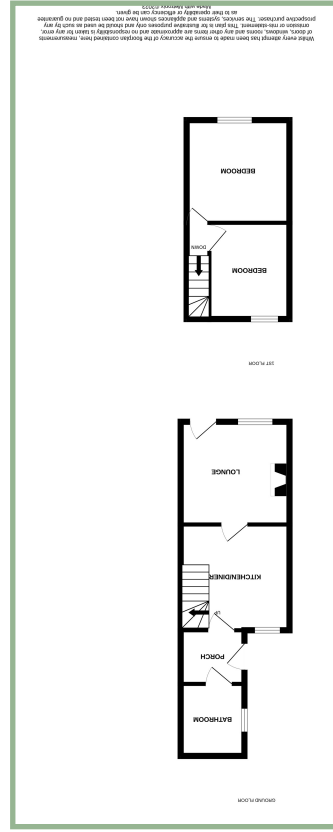


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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](http://www.fletcherpoole.com)

Fletcher & Poole



# Well Presented Two Bedroom Terrace Cottage In Sought After Village Location

## Description

A well presented two bedroom mid terrace cottage situated in the village of Gyffin, which is close to the shops, primary school and a short walk into Conwy town.

The accommodation comprises: Lounge, kitchen/diner with gas hob and space and plumbing for washer/dryer, rear porch with door into the garden. Ground floor three piece bathroom with heated towel rail. To the first floor: Two double bedrooms, one with built in cupboard housing the boiler. UPVC double glazing and gas fired Vaillant boiler.

Outside to the rear of the property there is a yard area with steps leading up to a patio with timber shed and rear gate.

- ✓ TWO BEDROOM MID TERRACE COTTAGE SITUATED IN THE VILLAGE OF GYFFIN
- ✓ CLOSE TO THE SHOPS & WITHIN WALKING DISTANCE TO CONWY
- ✓ WELL PRESENTED PROPERTY
- ✓ NO CHAIN

## Lounge

12' 2" x 11' 10" 3.71m x 3.60m



## Kitchen/Breakfast Room

11' 11" x 9' 11" 3.63m x 3.02m



## Rear Porch

6' 8" X 3' 2" 2.03m x 0.96m

## Bathroom

5' 5" x 6' 1.65m x 1.82m



## Bedroom One

12' 3" x 11' 9" 3.73m x 3.58m



## Bedroom Two

9' 10" x 9' 1" 3.00m x 2.77m



## Location

Located on the outskirts of the famous medieval walled castle town of Conwy with its wealth of local shops, hostelries, schools, library and medical centres, busy harbour, marina and 18 hole golf course. It is also located a short distance from the edge of the Snowdonia National Park.

## Directions

From our Conwy office turn left onto Uppergate Street, proceed through the arch and bear right into St. Agnes Road. Continue along this road and proceed down the hill, turn left at the road junction, then 1st right into Bryn Terrace where number 7 can be found on the left hand side.

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

Energy Efficiency Rating: TBC

## 2 Bedroom Terrace Cottage

7 BRYN TERRACE  
GYFFIN  
CONWY  
LL32 8LU

NO CHAIN

**£156,800**  
REDUCED FROM £160,000

Reference Number: FP7733

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)

