

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Fletcher & Poole



# Two Bedroom Mid Terrace Cottage Enjoying Spectacular Views

## Description

A spacious two bedroom mid terrace cottage enjoying spectacular panoramic far reaching views over the mountains, estuary, Conwy castle and the countryside.

The property is situated within walking distance of the village and beach and just a short drive into Llandudno and the historic walled town of Conwy.

The accommodation comprises: Lounge/diner with under-stairs cupboard, kitchen with gas hob and door into the garden. To the first floor: Landing with Velux window, double bedroom enjoying the superb views, fitted wardrobes and study area. Single bedroom with fitted wardrobes and airing cupboard. Four piece bathroom. UPVC double glazed windows and gas fired boiler.

To the outside steps lead up to a tiered garden with decked area and lawned area where some of the views can be enjoyed. To the front of the property there is a parking area which is being sold with the property (on a separate title).

- ✓ TWO BEDROOM MID TERRACE COTTAGE
- ✓ ENJOYS SPECTACULAR VIEWS OVER THE MOUNTAINS, ESTUARY, CONWY CASTLE & COUNTRYSIDE
- ✓ WALKING DISTANCE INTO THE VILLAGE
- ✓ PARKING AREA (ON SEPARATE TITLE)

## Lounge\Diner

25' 9" x 12' 2" 7.85m x 3.71m



## Kitchen

13' 10" x 6' 11" 4.21m x 2.11m



## Landing

11' x 5' 10" 3.35m x 1.78m

## Bedroom One

14' 2" x 12' 3" 4.31m x 3.73m



## Study Area

5' 9" max x 4' 10" max 1.75m x 1.47m

## Bedroom Two

13' 11" x 6' 11" 4.24m x 2.11m



## Bathroom

11' 1" x 6' 1" 3.38m x 1.85m



## Location

Deganwy is a popular seaside town with a variety of local shops and schools and is on a bus route and main railway line. It is located midway between Llandudno and Colwyn Bay and is within easy access of the A55 dual carriageway.

## Directions

From our Conwy office proceed back around the one way system and over the Bridge in the direction of Deganwy. Bear left at the roundabout towards Llandudno. At the traffic lights turn right and immediate left onto Lon Vardre. Continue up the hill where number 2 can be found on the left.

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

## 2 Bedroom Md Terrace Cottage

2 RATHBONE TERRACE  
DEGANWY  
CONWY  
LL31 9EQ

**£245,000**  
REDUCED FROM £250,000

Reference Number: FP7753

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)

