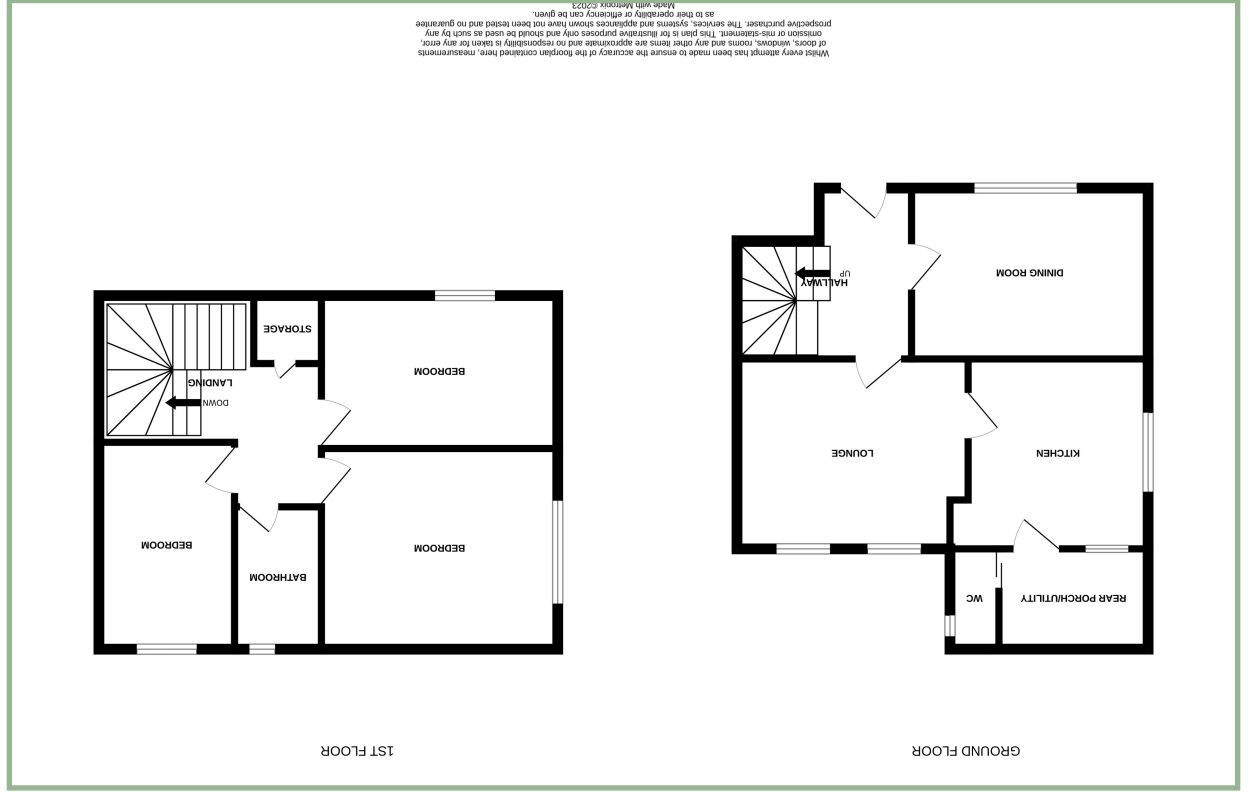


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



# Three Bedroom Semi Detached Home In A Popular Location

## Description

A well presented and spacious three bedroom semi detached home situated in a popular location allowing for easy access to the local shops, the historic walled town of Conwy and the harbour. The property enjoys lovely mountain views from the front aspect and would make a perfect family home.

The accommodation comprises: entrance porch, hallway, dining room, lounge with dual aspect windows, good size kitchen with gas hob and rear porch/utility with W.C, space and plumbing for a washing machine/dryer and rear door out onto the garden. To the first floor: landing with storage cupboard, two double bedrooms both with a storage cupboard, a single bedroom and a three piece bathroom. UPVC double glazing and gas fired boiler.

To the rear there is a private low maintenance garden with a raised area with laid to stone chippings, a decked area and a stone outhouse. To the front there is a low maintenance garden with access to the side of the house with two secure gates.

- ✓ THREE BEDROOM SEMI DETACHED HOME
- ✓ SITUATED IN A POPULAR LOCATION
- ✓ EASY ACCESS TO LOCAL SHOPS AND CONWY
- ✓ FRONT AND REAR GARDENS

## Hallway

9' 8" x 9' 4" 2.94m x 2.84m

## Dining Room

11' 9" x 9' 11" 3.58m x 3.02m



## Lounge

15' 11" x 13' 7" 4.85m x 4.14m



## Kitchen

11' 4" x 11' 5" 3.45m x 3.48m



## Utility/Rear Porch

8' 9" x 6' 1" 2.66m x 1.85m

## W.C

5' 7" x 2' 7" 1.70m x 0.78m

## Landing

6' 1" x 4' 7" 1.85m x 1.40m

## Bedroom One

15' x 11' 5" 4.57m x 3.48m



## Bedroom Two

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



## Bedroom Three

11' 4" x 7' 5" max 3.45m x 2.26m

## Bathroom

7' 10" x 4' 6" 2.39m x 1.37m



## Location

Located on the outskirts of the famous medieval walled castle town of Conwy with its wealth of local shops, hostleries, 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 left into St. Agnes Road. Continue along this road and proceed down the hill, at the T junction go straight on (slightly right) where number 6 can be found on the right hand side.

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

Energy Efficiency Rating: TBC

## 3 Bedroom Semi Detached Home

6 Bryn Tirion Park  
Conwy  
LL32 8NE

REDUCED FROM £230,000

**£214,500**

Reference Number: FP7779

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)

