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We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. 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 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

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.

Three Bedroom Detached Cottage Occupying A Large Plot

Description

A detached three bedroom cottage occupying a substantial plot with detached garage, carport and workshop. Waen Crossing Cottage is located within minutes walk of the centre of Conwy town, both secondary and primary schools, beach, Marina, park and A55 are also close by with the property bordering the train line and close by woodland and access to lovely mountain walks.

The property offers a wealth of potential to either extend or create a separate annex out of the workshop (Subject to planning).

The accommodation comprises: Hallway, lounge with an opening into the dining room, good size kitchen/breakfast room with under stairs storage cupboard.

To the first floor: landing, three bedrooms and bathroom.

UPVC double glazing and gas fired Baxi boiler with separate hot water cylinder.

To the outside there is a gated driveway allowing for plenty of off road parking and would be ideal for a boat or a motorhome, garage, car port, workshop with attached store and W.C, block paved seating area and a large lawned area with greenhouse and timber store.

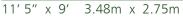
- ✓ DETACHED THREE BEDROOM COTTAGE
- ✓ OCCUPIES A LARGE PLOT WITH GARAGE, CARPORT & WORKSHOP
- ✓ WALKING DISTANCE TO THE TOWN CENTRE, BEACH, MARINA & SCHOOLS
- ✓ POTENTIAL TO EXTEND OR CREATE AN ANNEX (SUBJECT TO PLANNING)
- ✓ FREEHOLD
- ✓ NO CHAIN

Lounge

14' 4" x 12' 2" 4.38m x 3.70m



Dining Room





Bedroom One

12'10" x 10'6" 3.91m x 3.21m



Bedroom Two

12' 2" x 10' 11" 3.70m x 3.34m



Bedroom Three 12' 6" x 8' 7" 3.80m x 2.62m

Bathroom

9′1″ x 6′2″ 2.77m x 1.89m



Workshop 12' 2" x 11' 6" 3.70m x 3.50m

3 Bedroom Detached Cottage

Waen Crossing Cottage Bangor Road Conwy LL32 8DR

NO CHAIN **£345,000**

Reference Number: FP7943 12/2/2024

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: <u>www.fletcherpoole.com</u>







Kitchen

15' 4" x 12' 9" 4.68m x 3.89m



Garage

16'5" x 9'10" 5m x 3m

Location

The historic walled town of Conwy is located on the banks of the River Conwy and is famous for its Castle and Bridges. There is a busy harbour, marina, 18 hole golf course, wealth of local shops, and schools, and is located on a bus route and railway line. The A55 Expressway for easy access to Chester and motorways is near by.

Directions

From our Conwy office proceed left through the arch onto Bangor Road, pass the left turning onto Cadnant Park and take the next left (opposite Morfa Road) where the property can be found on the right.

Council Tax Band: D (provided on <u>www.voa.gov.uk</u> Energy Efficiency Rating: D



