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# F&P Fletcher & Poole



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

FP7943

1ST FLOOR (47.2 sq.m.) approx.

GROUND FLOOR (76.6 sq.m.) approx.

TOTAL FLOOR AREA : 133.8 sq.ft. (123.8 sq.m.) approx.

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# 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

11' 5" x 9' 3.48m x 2.75m



## Kitchen

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



## 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



## Workshop

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

## 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 [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Efficiency Rating: D

## 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](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

