

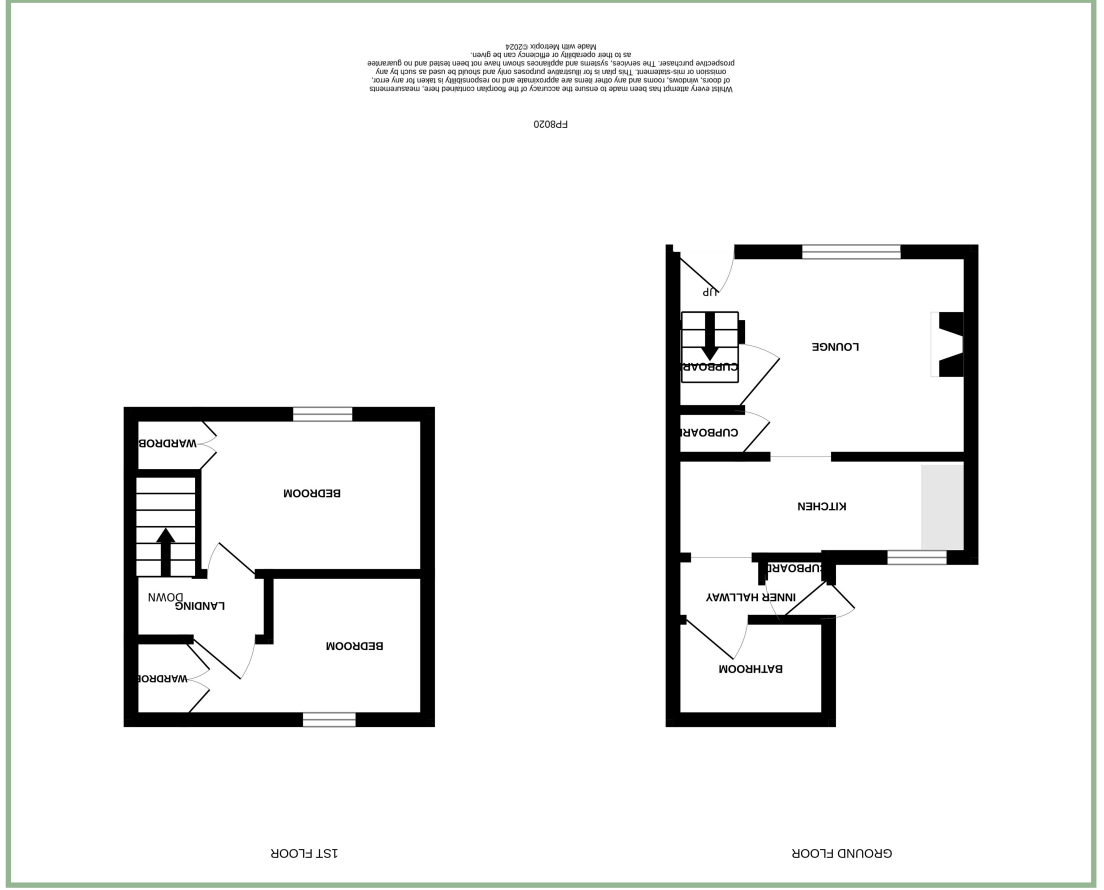
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		78 C



# Two Bedroom Mid Terrace Cottage Within The Castle Walls

## Description

An immaculately presented two bedroom mid terrace cottage situated within the castle walls and enjoying views of Conwy castle. The accommodation comprises: Lounge with gas fire, kitchen with gas hob, electric oven and space and plumbing for a washing machine, inner hall area and shower room. To the first floor: Landing, master bedroom with built in wardrobes and a second bedroom. UPVC double glazing and a low maintenance rear courtyard. This property would be ideal for someone looking to buy to continue as holiday let, as a first or second home or for someone looking to downsize.

- ✓ TWO BEDROOM MID TERRACE COTTAGE WITHIN THE CASTLE WALLS
- ✓ ENJOYS VIEWS OF CONWY CASTLE
- ✓ CURRENTLY RUN AS A SUCCESSFUL HOLIDAY LET
- ✓ RECENTLY REDECORATED AND STAIRS AND LANDING RE-CARPETED
- ✓ FREEHOLD
- ✓ NO CHAIN

## Lounge

12' 5" x 11' 6" 3.78m x 3.50m



## Kitchen

12' 11" x 4' 8" 3.94m x 1.42m



## Shower Room

5' 1" x 4' 3" 1.55m x 1.29m



## Bedroom One

9' x 8' 2" 2.74m x 2.49m



## Bedroom Two

7' 10" x 6' 8" 2.39m x 2.03m



## Location

The property is situated within the walls of this medieval town famous for its Castle and Bridges. The town has an array of retail outlets, medical centre, library and several places of historic interest. There is a local primary and secondary school, social and recreational facilities includes 18 hole golf course and a yachting marina.

## Directions

From our Conwy office turn left onto Uppergate Street, proceed to the top, turn right onto Watkin Street (just before the arch), where number 3 can be found on the left.

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



## Two Bedroom Mid Terrace Home

3 Watkin Street  
Conwy  
LL32 8RL

NO CHAIN

£230,000

Reference Number: FP8020  
8/5/2024

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)

