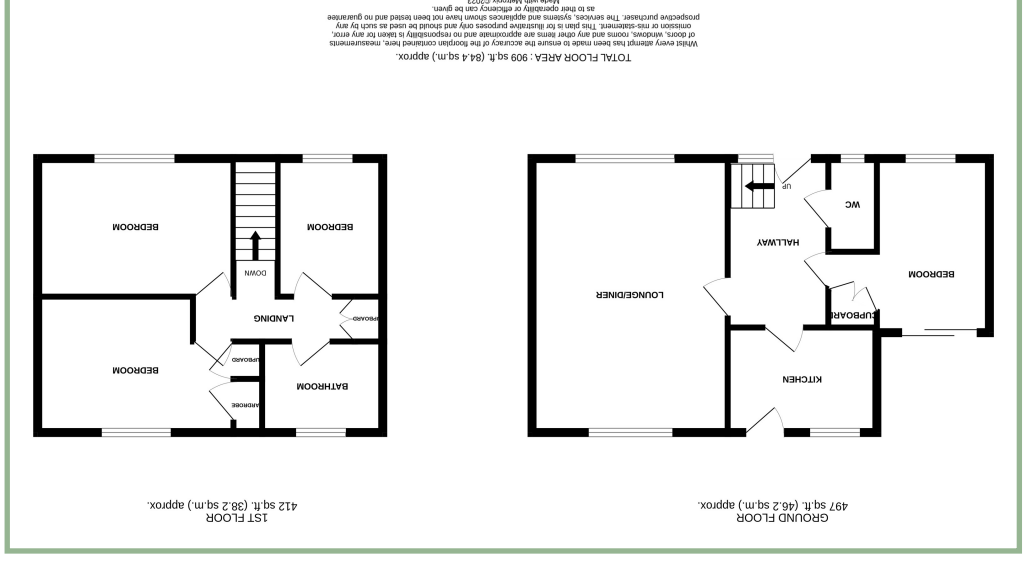


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or the behavior of the seller. The seller does not make any representation or give any warranty in relation to property and we have no authority to do so on the seller's behalf of Services, fittings and equipment referred to in the sales

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Fletcher & Poole



# Three Bedroom Detached Modern Home

## Description

A light and spacious four bedroom detached home situated in a cul de sac location on the outskirts of the historic walled town of Conwy. The property enjoys far reaching views over the Carneddau mountains, Castle walls, Conwy, The Vardre and the Great Orme. The accommodation comprises: Entrance hall, W.C, lounge/diner with serving hatch into the kitchen which has space and plumbing for a gas cooker and washing machine, bedroom 4 with patio doors onto the rear garden.

To the first floor: Landing with storage cupboard, three bedrooms (One of which has built in cupboards) and bathroom. Newly installed UPVC double glazed windows and doors and gas fired Potterton boiler with separate hot water cylinder. To the outside there is driveway parking and garage and a front garden which is mainly laid to lawn with a paved seating area. To the rear there is a tiered garden with steps and pathway leading up with established plants and shrubs and a decked area by the rear garage door.

- ✓ LIGHT AND SPACIOUS DETACHED FOUR BEDROOM HOME
- ✓ ENJOYS SUPERB FAR REACHING VIEWS
- ✓ SITUATED WITHIN WALKING DISTANCE TO CONWY TOWN, SHOPS AND SCHOOLS
- ✓ NEWLY FITTED WINDOWS AND DOORS
- ✓ NO CHAIN
- ✓ FREEHOLD

## Hall

10' 8" x 6' 8" 3.25m x 2.03m



## Lounge/Diner

18' 1" x 12' 10" 5.51m x 3.91m



## WC

6' 2" x 2' 8" 1.88m x 0.81m

## Kitchen

9' 10" x 6' 10" 2.99m x 2.08m



## Bedroom One

12' 10" x 8' 8" 3.91m x 2.77m



## Bathroom

6' 11" x 6' 0" 2.11m x 1.83m

## Bedroom Two

12' 10" x 9' 1" 3.91m x 2.77m

## Bedroom Three

8' 8" x 6' 10" 2.64m x 2.08m

## Bedroom 4

11' 5" x 7' 4" 3.48m x 2.23m

## Landing

11' 3" x 2' 7" 3.43m x 0.79m

## Garage

15' 7" x 8' 02" 4.75m x 2.49m

## Location

Tan Benarth is located on the outskirts of the famous medieval walled castle town of Conwy with its wealth of local shops, hostellers, 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 follow the one way system back to the castle. Take the left hand fork at the end of Castle Street and at the mini roundabout turn right (2nd exit). Proceed through the arch, down the hill and follow the road round to the right. Take the 2nd left into Bryn Castell, proceed up the hill and take the left into Tan Benarth where number 12 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

Agent's Notes: Property is freehold.

4 Bedroom Detached Home

12 Tan Benarth  
Conwy  
LL32 8NW

**£310,000**  
REDUCED FROM £325,000

Reference Number: FP7853

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:

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fax: 01492 583616

email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)

web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

