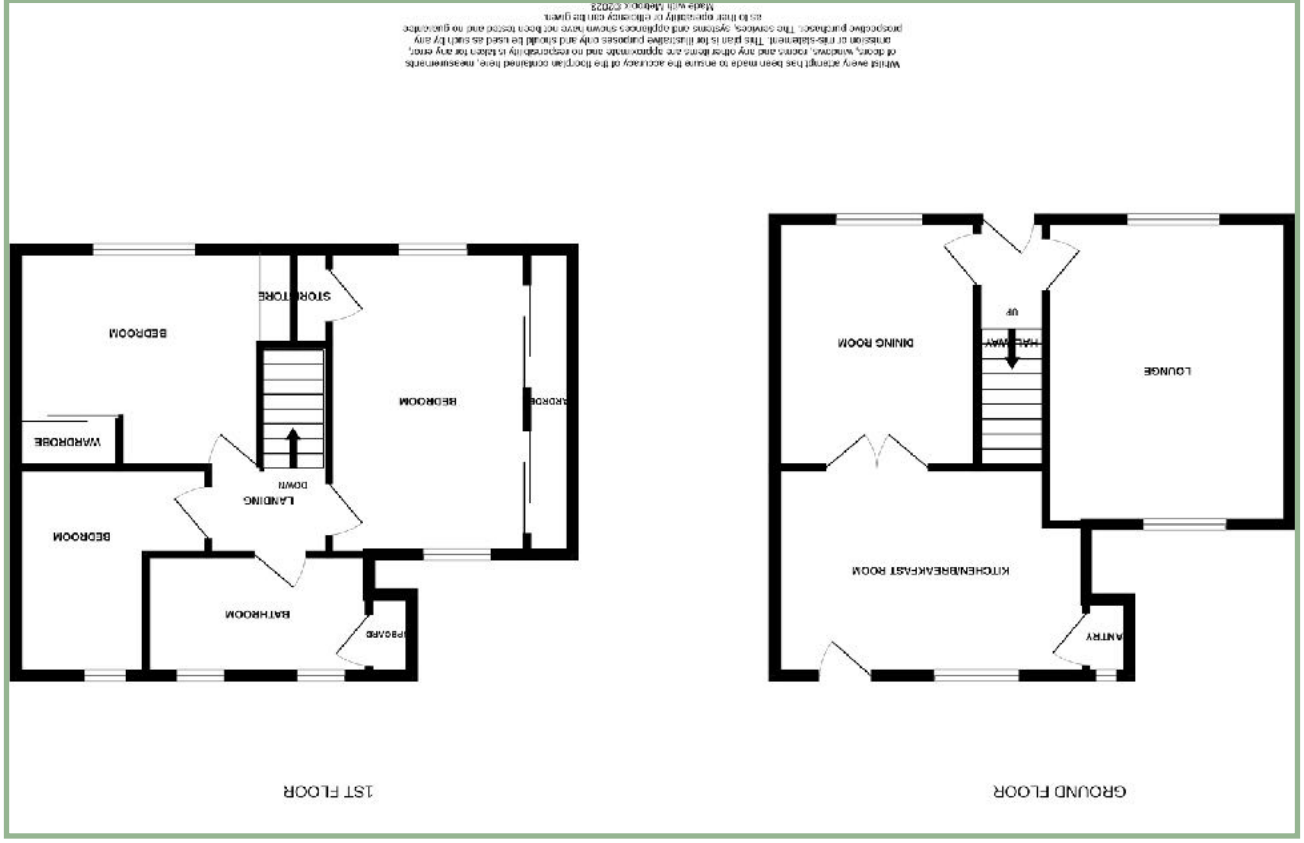


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com

Fletcher & Poole



Beautifully Presented Three Bedroom Mid Terrace Home

Description

A beautifully presented three bedroom mid terrace home situated close to the shops and primary school in Gyffin and within walking distance to the historic walled town of Conwy. The well planned accommodation comprises: entrance hall, double aspect lounge with contemporary gas fire, dining room with double doors through to the modern kitchen/breakfast room which has a four ring gas hob, double electric oven, integrated microwave, space for an American style fridge/freezer, integrated washing machine and dishwasher, breakfast bar and pantry.

To the first floor: landing, master bedroom with built in mirrored wardrobes and built in cupboard, bedroom two with built in mirrored wardrobe and cupboard and bedroom three and family bathroom.

UPVC double glazing and gas central heating with Vaillant gas fired combination boiler.

To the outside there is a low maintenance front garden laid to artificial grass and block paved pathway. There is a shared side access path to the rear garden which has a timber gated access, good sized timber deck with timber shed and a lawned area.

- ✓ BEAUTIFULLY PRESENTED THREE BEDROOM MID TERRACE HOME
- ✓ EASY ACCESS TO THE SHOPS, PRIMARY SCHOOL AND CONWY TOWN
- ✓ ENJOYS VIEWS OVER THE VILLAGE & COUNTRYSIDE TO THE REAR ASPECT
- ✓ VERY WELL MAINTAINED BOTH INTERNALLY & EXTERNALLY

Hallway

4' 11" x 3' 4" 1.50m x 1.01m

Lounge

14' 10" x 11' 10" 4.52m x 3.60m



Dining Room

9' 10" x 12' 3.00m x 3.66m



Kitchen

15' x 10' 1" 4.57m x 3.07m



Bedroom One

14' 11" x 9' 11" plus built in wardrobes 4.54m x 3.02m



Bedroom Two

11' 10" x 10' 7" 3.60m x 3.22m



Bedroom Three

13' max x 10' 2" 3.96m x 3.10m

Bathroom

10' 10" x 5' 10" 3.30m x 1.78m



Location

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 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). Take the 1st turning on the right where Number 18 can be found on the right

Council Tax Band: TBC (provided on www.voa.gov.uk)

Energy Efficiency Rating: TBC

3 Bedroom Mid Terrace Home

18 Bryn Tirion Park
Conwy
LL32 8NE

£235,000

REDUCED FROM £240,000

Reference Number: FP7816

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: www.fletcherpoole.com

