

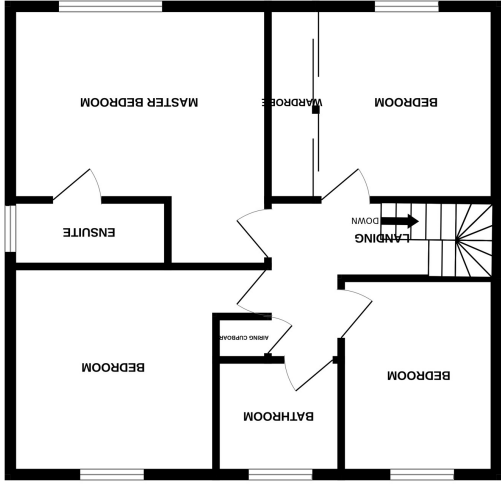
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[www.fletcherpoole.com](http://www.fletcherpoole.com)

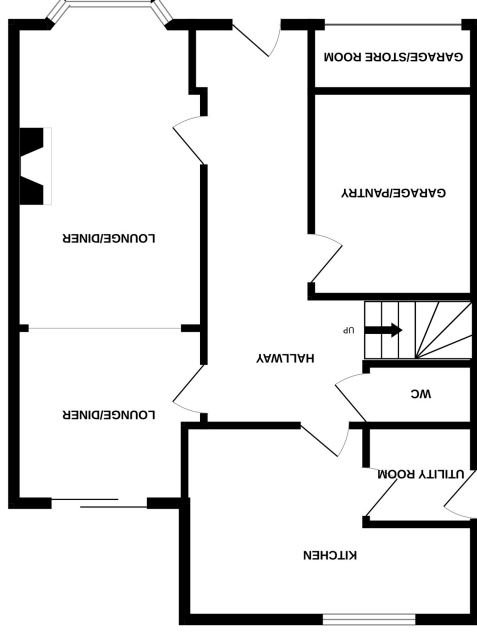
**Fletcher & Poole**  
DIAMOND COLLECTION



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, cornices and any other items are approximate and no responsibility is taken for any error of detail, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreox 5/2023



1ST FLOOR



GROUND FLOOR



# Immaculately Presented & Well Planned Four Bedroom Detached Home

## Description

An immaculately presented and well planned four bedroom detached home situated in a quiet cul de sac just outside the sought after location of Conwy. Ideally located for walking into Conwy town to the local shops, restaurants, marina and other local amenities.

The property benefits from a good size rear garden, driveway parking, CCTV cameras and external sensor lights. The current owners have converted the garage into a storage room at the front and a pantry/storage room at the back and have had a new gas fire installed 2 years ago.

The accommodation comprises: entrance hallway with w.c, lounge/diner with bay window, gas fire and sliding patio doors onto the garden, spacious kitchen with gas hob, space for a fridge/freezer and utility room with space and plumbing for washing machine and dryer and rear door.

To the first floor: landing with airing cupboard, master bedroom with ensuite shower room, three double bedrooms, one with fitted wardrobes and a stylish family bathroom. UPVC double glazing and gas fired central heating.

To the front there is a garden laid to lawn and a driveway with parking for 2 cars. To the rear there is a good size garden laid to lawn with a paved patio area, a lovely decking area, a wooden gazebo where the current owners have their hot tub, a timber shed with electric, an array of trees and plants, fenced and wall boundaries with side gated access.

Viewing is essential to truly appreciate all this home has to offer.

- \* FOUR BEDROOM DETACHED HOME
- \* IMMACULATEDLY PRESENTED AND WELL PLANNED
- \* WITHIN WALKING DISTANCE TO CONWY TOWN
- \* GOOD SIZE REAR GARDEN
- \* DRIVEWAY PARKING

## Entrance Hall

20' 8" max x 5' 6" max 6.30m x 1.67m



## Cloakroom

5' 8" x 3' 2" 1.72m x 0.96m



## 4 Bedroom Detached House

11 CWRT LLEWELYN  
CONWY  
LL32 8EF

**£367,500**

**REDUCED FROM £375,000**

Reference Number: FP7836

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



## Location

The property is located on the outskirts of the historic walled town of Conwy, on the banks of the River Conwy famous for its Castle and Bridges. The town has an array of retail outlets, banks, medical centre, library and several places of historic interest. There is a local primary and secondary school, social and recreational facilities include 18 hole golf course and a yachting marina.

## Directions

From our Conwy office turn left, go straight through the archway onto Bangor Road. Proceed along this road for approximately half a mile, turn right onto Cwrt Llewelyn, turn left where number 11 can be found on the right.

Agent's Notes: The property is freehold with an annual maintenance charge of approximately £90.

Council Tax Band: E (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Immaculately Presented & Well Planned Four Bedroom Detached Home

## Lounge/Diner

30' max x 8' 11" 9.14m x 2.71m

## Kitchen/Breakfast Room

14' 1" max x 10' 11" max 4.29m x 3.32m

## Utility Room

5' 8" x 5' 1" 1.72m x 1.55m

## Landing

9' 11" max x 6' 11" max 3.02m x 2.11m

## Master Bedroom

14' 10" x 12' 6" max 4.52m x 3.81m



## En-Suite Shower Room

8' 4" x 3' 2" 2.54m x 0.96m



## Bedroom Two

10' 8" x 8' 8" 3.25m x 2.64m



## Bedroom Three

12' 6" x 10' 9" 3.81m x 3.27m



## Bedroom Four

10' 2" x 8' 3.10m x 2.43m



## Bathroom

6' 11" x 6' 4" 2.11m x 1.93m



## Garage

12' 4" x 7' 10" 3.76m x 2.39m

## Garage/Store Room

8' 8" x 4' 5" 2.64m x 1.34m

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