

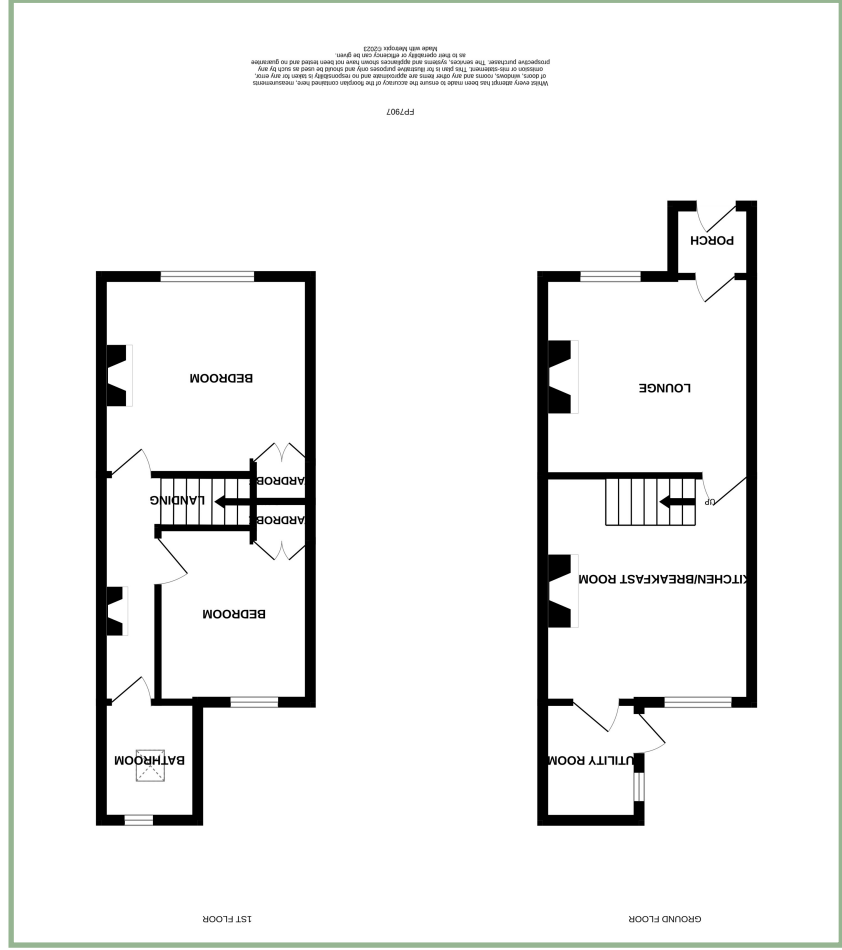
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www.fletcherpoole.com

Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	57 D	
69-80	C		
81-91	B		90 B
92+	A		



Delightful Two Bedroom Mid Terrace Cottage

Description

A delightful two bedroom mid terrace cottage situated in the hamlet of Gyffin which is a ten minute walk into the historic walled town of Conwy.

The present owners have sympathetically refurbished the cottage to a very high standard within the last six years, creating a cosy home full of charm and character with solid wood doors with drop latches, log burner and exposed brick fireplace. There has been a completely new central heating system including boiler, a full rewire and the roof has been replaced and refelted.

The immaculately presented accommodation comprises: Porch, lounge with log burner, kitchen/diner with original red quarry tiled floor, exposed brick fireplace/recess, electric oven and hob, integrated fridge/freezer and slimline dishwasher. Utility room with space and plumbing for a washing machine and a stable door to the rear garden. From the kitchen/diner stairs lead to the first floor accommodation: landing with light tunnel and small fireplace, master bedroom with built in wardrobe, a second double bedroom with built in wardrobe and modern bathroom.

UPVC double glazing, gas fired Vaillant combination boiler.

To the outside there is foot gate providing access to the gravelled front yard area. To the rear there is a slate flagged and part covered seating area, outhouse/store housing the boiler and a raised decked seating area and further garden area with established trees.

- ✓ LOVELY TWO BEDROOM MID TERRACE COTTAGE
- ✓ REFURBISHED WITHIN THE LAST SIX YEARS TO A HIGH STANDARD
- ✓ LOVELY ATTENTION TO DETAIL
- ✓ WITHIN WALKING DISTANCE TO CONWY TOWN
- ✓ CLOSE TO TRANSPORT LINKS
- ✓ NO CHAIN
- ✓ FREEHOLD

Porch

4' 5" x 2' 8" 1.34m x 0.80m

Lounge

10' 8" x 11' 3" 3.25m x 3.43m



Kitchen/Diner

12' 3" x 11' 3" 3.73m x 3.43m



Utility Room

5' 3" x 6' 3" 1.60m x 1.90m

Bedroom One

11' 3" x 10' 10" 3.43m x 3.30m



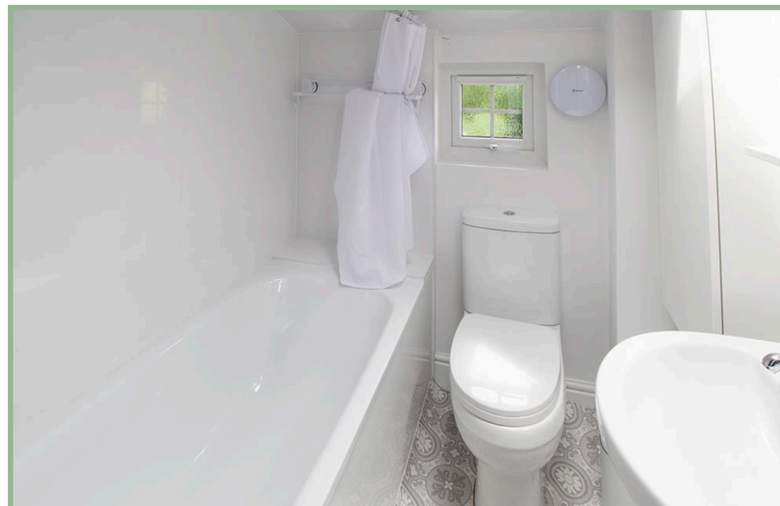
Bedroom Two

9' 6" x 7' 8" 2.89m x 2.33m



Bathroom

6' 1" x 5' 1" 1.85m x 1.55m



Outhouse/Store

9' 4" x 4' 11" 2.84m x 1.50m

Location

Located on the outskirts of the famous medieval walled castle town of Conwy with its wealth of local shops, hostelrys, 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 right into St. Agnes Road. Continue along this road and proceed down the hill, at the cross road, turn right (alongside the hairdressers) where Glyndwr can be found on the right.

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

Energy Efficiency Rating: D

2 Bedroom Mid Terrace Cottage

Glyndwr
Henryd Road
Gyffin
Conwy
LL32 8HN

NO CHAIN

£219,000

REDUCED FROM £225,000

Reference Number: FP7907

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

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web: www.fletcherpoole.com

