

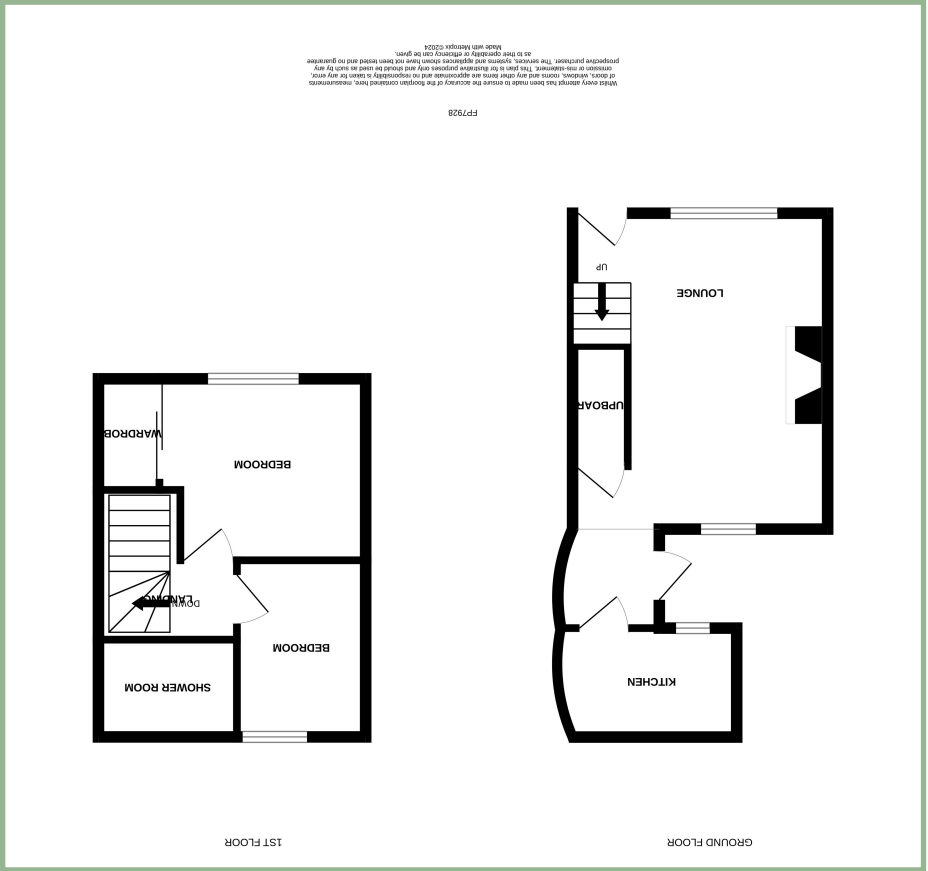
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Fletcher & Poole



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		





# Fully Refurbished Two Bedroom Cottage Within The Castle Walls

## Description

A fully refurbished two bedroom end terrace cottage situated within the Conwy Castle walls. The current owners have sympathetically renovated the cottage retaining the lovely character features such as the exposed stonework and the recessed fireplace whilst incorporating a modern kitchen and shower room. The accommodation comprises: Lounge/diner with lovely fireplace and under stairs storage cupboard. Kitchen with integrated electric oven and hob, washing machine and low level fridge. From the lounge, stairs lead to the first floor accommodation: Landing Master bedroom with built in wardrobe, a second bedroom and modern shower room. The property benefits from a new central heating system with gas fired Vaillant combination boiler, newly installed UPVC double glazing, rewired, new roof with added insulation, redecorated and re-carpeted.

- ✓ FULLY REFURBISHED TWO BEDROOM END TERRACE COTTAGE
- ✓ SITUATED WITHIN THE CASTLE WALLS
- ✓ WITHIN MINUTES OF THE SHOPS, RESTAURANTS & HARBOUR
- ✓ MODERN KITCHEN & SHOWER ROOM
- ✓ IDEAL HOME, HOLIDAY HOME OR HOLIDAY LET
- ✓ NO CHAIN
- ✓ FREEHOLD

## Lounge

16’ 4” x 12’ 4.98m x 3.66m



## Kitchen

9’ 2” x 8’ 10” 2.79m x 2.69m



## Bedroom One

12’ x 8’ 3” 3.66m x 2.51m



## Bedroom Two

7’ 9” x 5’ 10” 2.36m x 1.78m



## Shower Room

5’ 8” x 3’ 6” 1.72m x 1.06m



## 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 15 can be found on the end at the left.

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

Energy Efficiency Rating: D

2 Bedroom End Terrace Cottage

15 Watkin Street  
Conwy  
LL32 8RL

NO CHAIN

**£198,000**  
**REDUCED FROM £225,000**

Reference Number: FP79128  
23/1/2024

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)