

34 E

69-80 29-24 29-24



BASEMENT 39 sq.ft. (12.9 sq.m.) approx

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 so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further ending the property. The property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

# Three Bedroom, Four Storey Detached Character Home Within The Castle Walls

# Description

A simply superb three bedroom, four storey detached period property situated in the heart of the historic walled town of Conwy. Bryn Dedwydd occupies a lovely position at the head of Rosemary Lane with views over the castle walls, castle, turret and the landscaped gardens for St Michael's Church.

The immaculately presented and very well maintained accommodation retains some lovely period features comprises: Lounge, dining room with slate fireplace, kitchen with gas hob and double electric oven, integrated fridge/freezer, dishwasher, washing machine, dryer and granite worktops. There is a small set of steps leading down to the office/hobbies room.

From the lounge there are stairs leading to the first floor: Landing with store cupboard, two bedrooms, modern shower room and modern bathroom, a staircase leads to the fantastic top floor room which is currently used as a lounge or could be used as a large bedroom.

Single glazed timber windows which are mostly sash and a gas fired Worcester combination boiler.

To the outside there is a small front garden area laid to flagstones and slate shingle, a side area either side of the property with W.C and store room. The property currently rents a parking space from St Michael's Church for £100 per annum.

- ✓ THREE BEDROOM, FOUR STOREY CHARACTER PROPERTY
- ✓ SITUATED WITHIN THE CASTLE WALLS
- ✓ ENJOYS SUPERB VIEWS
- ✓ LOW MAINTENANCE GARDENS
- ✓ IMMACULATELY PRESENTED AND VERY WELL MAINTAINED
- ✓ RENTS A PARKING SPACE FROM THE CHURCH
- √ NO CHAIN
- ✓ FREEHOLD

#### Office

12' 5" x 11' 1" 3.78m x 3.39m



# Lounge/Snug

12' 6" x 8' 3.81m x 2.44m



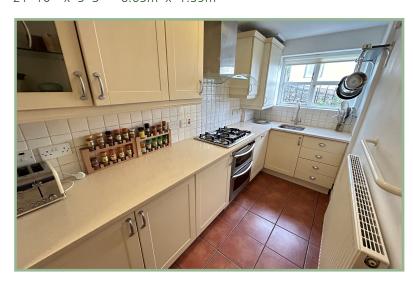
# Dining Room

12' 4" x 9' 9" 3.76m x 2.97m



## Kitchen

21' 10" x 5' 3" 6.65m x 1.59m



#### Bedroom One

12' 9" x 8' 3.88m x 2.45m



## Bedroom Two

12′ 5″ x 7′ 3.78m x 2.13m

Lounge/Bedroom 3

21' 8" x 12' 10" 6.61m x 3.91m



#### 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 right onto Rosemary Lane where Bryn Dedwydd can be found towards to top of the road on the left.

Council Tax Band: F (provided on <a href="https://www.voa.gov.uk">www.voa.gov.uk</a> Energy Efficiency Rating: F 3 Bedroom, 4 Storey Detached Home

Bryn Dedwydd Rosemary Lane Conwy LL32 8HY

NO CHAIN **£370,000** 

Reference Number: FP7944 12/2/2024

Fletcher & Poole, 3 Lancaster Square, Conwv. 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









