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Fletcher & Poole



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 34 F | |
| 1-20 | G | | |



FP7944

TOTAL FLOOR AREA: 1229 sq. ft. (114.2 sq.m.) approx.

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

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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
- ✓ IMMACULATLY 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 www.voa.gov.uk)
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,
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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