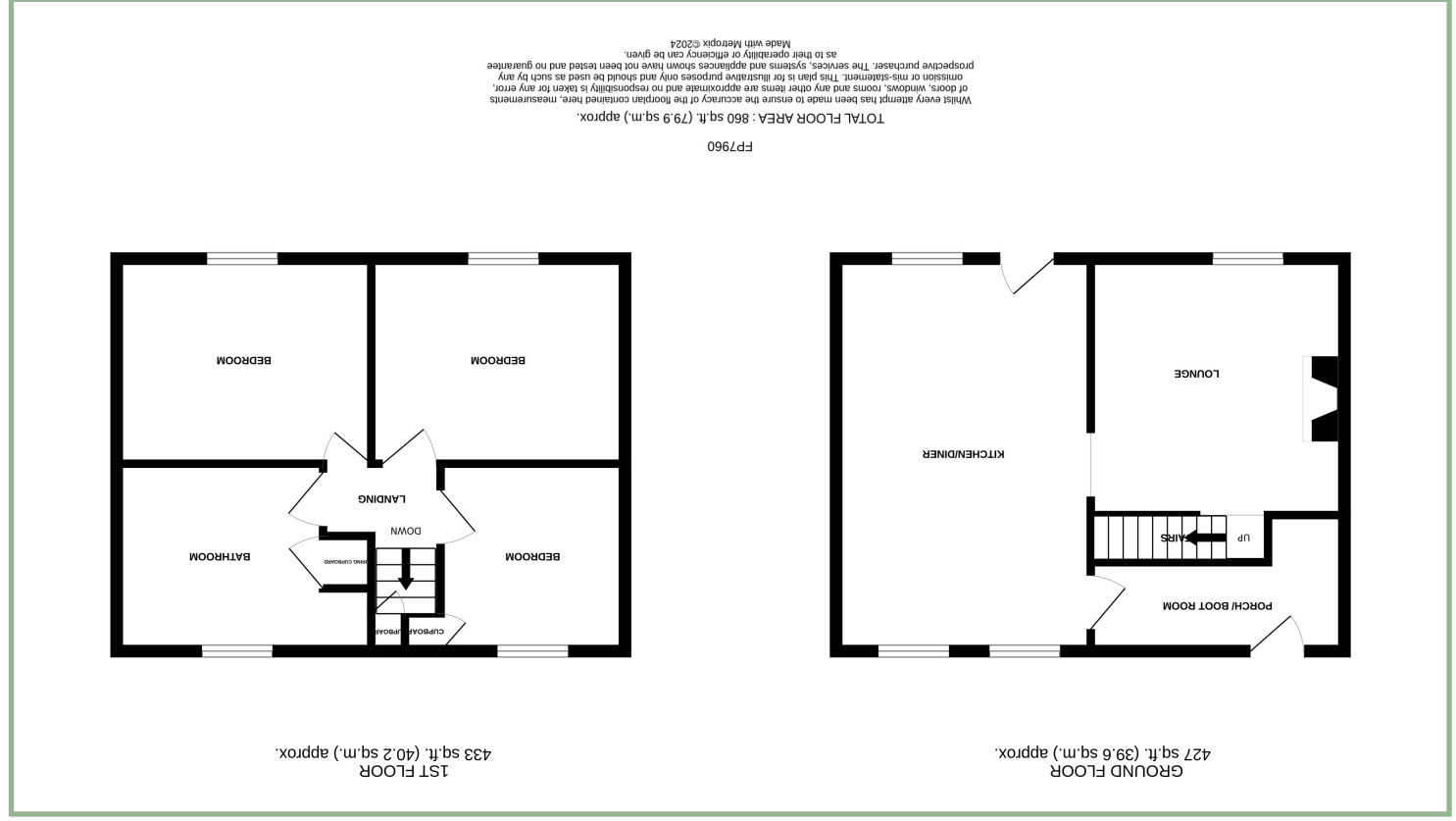


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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 take further enquiries. We will also confirm the property remains available. This is particularly important if you are contemplating traveling some distance to view a property.

Fletcher & Poole





# Three Bedroom End Terrace Stone Cottage With Large Garden

## Description

Situated in the most picturesque and quiet location on the outskirts of Henryd, a delightful three bedroom double fronted end stone cottage, being one of only four enjoying far reaching countryside views.

The cottage has a large plot with extensive garden to the side and the rear with a summer house located at the top of the garden enjoying outstanding views.

The accommodation comprises: Stable front door, open plan cottage style kitchen/diner with electric oven and hob, space and plumbing for a washing machine and fridge, rear porch/boot room with access to the rear garden. Lounge with log burner and stairs to the first floor, landing with storage cupboard, two double bedrooms and a single bedroom and four piece bathroom with airing cupboard housing the hot water tank.

UPVC double glazed sash windows and electric heating.

To the outside there is a foot gate leading to the front garden area which has well planted borders and access path to the other three cottages, there is a pathway that runs at the rear of the four cottages which provides access for the cottages. There is an outhouse/store, a side lawned garden and steps meander up through the rear garden where there is a wildlife pond, tank for the spring water and large sloped lawn which has an abundance of daffodils and wild flowers, at the top of the garden there is a straw and lime built summer house with live grassed roof. On the lower slopes of the garden there are several timber sheds and log stores and a side gate with potential to park a vehicle.

The current owners park their vehicles on the road in the pull in next to the side gate.

Please note that the property is on a shared septic tank with the property next door and the water supply is from the mine shaft by Parc Mawr carpark and pumped to the property into a storage tank in the rear garden.

- ✓ DOUBLE FRONTED END TERRACE STONE COTTAGE
- ✓ ONE OF ONLY FOUR IN A QUIET SEMI RURAL LOCATION
- ✓ ENJOYS FAR REACHING COUNTRYSIDE VIEWS
- ✓ LARGE SLOPED/TIERED REAR AND SIDE GARDEN
- ✓ STRAW AND LIME SUMMER HOUSE WITH LIVE ROOF
- ✓ VIEWING ESSENTIAL TO APPRECIATE THE LOCATION AND SIZE OF PLOT
- ✓ FREEHOLD

## Kitchen/Diner

18' 4" x 11' 10" 5.59m x 3.60m



## Rear Porch/Store

11' 7" x 6' 4" max 3.53m x 1.93m

## Lounge

11' 10" x 11' 7" 3.60m x 3.53m



## Landing

6' 9" x 1' 11" 2.06m x 0.58m

## Bedroom One

11' 10" x 9' 7" 3.60m x 2.92m



## Bedroom Two

11' 10" x 9' 7" 3.60m x 2.92m



## Bedroom Three

8' 7" x 8' 11" 2.61m x 2.71m



## Outhouse/Store

9' 8" x 6' 9" 2.94m x 2.06m

## Location

Trecastell Terrace is located in a semi rural position in the Conwy Valley approximately 2 miles from the historic walled town of Conwy which is famous for its Castle and Bridges. There is a busy harbour, marina, 18 hole golf course, wealth of local shops, medical centre, library, banks and schools and is located on a bus route and railway line. The A55 Expressway for easy access to Chester and motorways is near by.

## Directions

From our Conwy office turn first left, under the arch and bear left into St. Agnes Road. Go down to the bottom of the road to the Gyffin crossroads and turn right for Henryd. Proceed along this road and turn right at the T junction, follow this road up for approximately half a mile where Trecastell Terrace can be found on the left.

Council Tax Band: D (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Efficiency Rating: TBC

## 3 Bedroom End Terrace

1 Trecastell Terrace  
Henryd  
Conwy  
LL32 8EZ

**£295,000**  
REDUCED FROM £305,000

Reference Number: FP7960  
26/2/2024

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:

tel: 01492 583100  
fax: 01492 583616  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

