

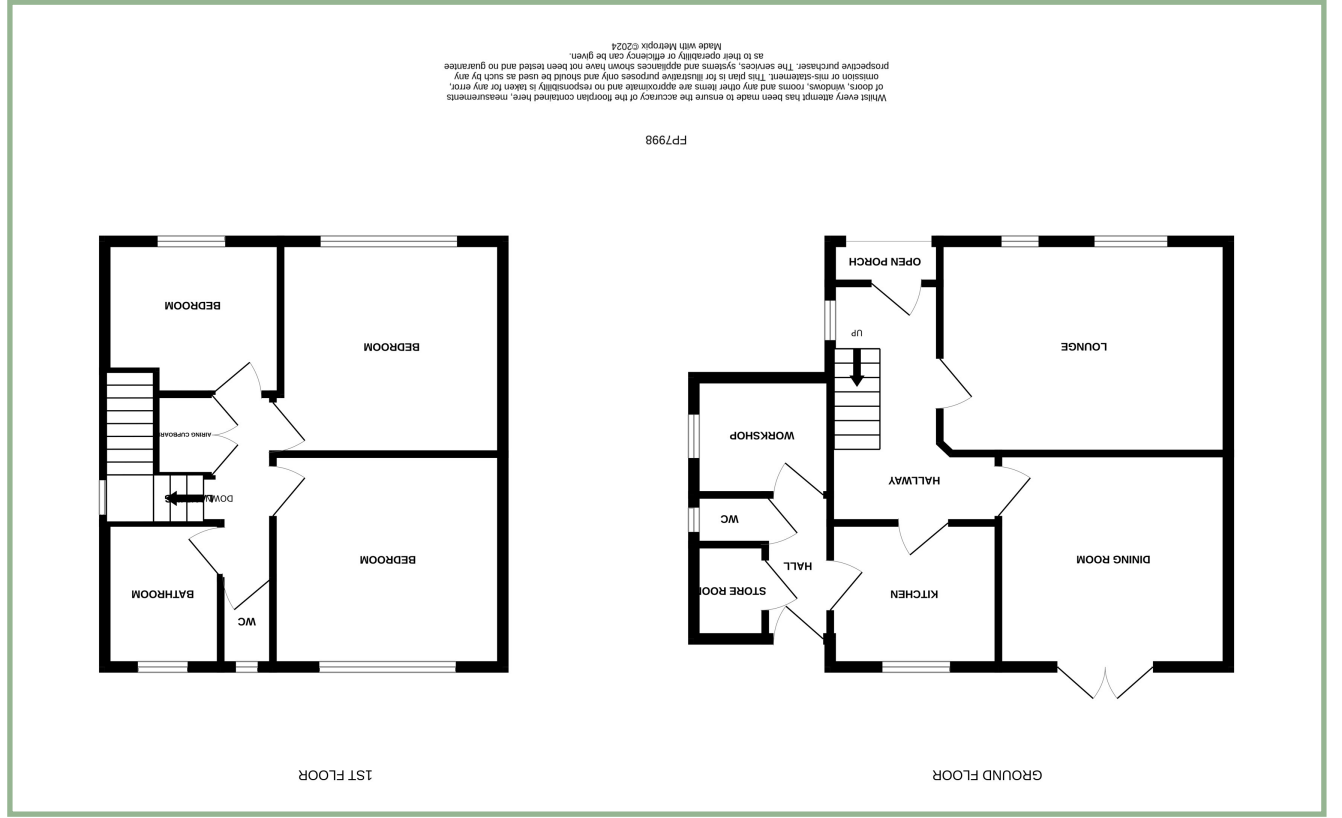
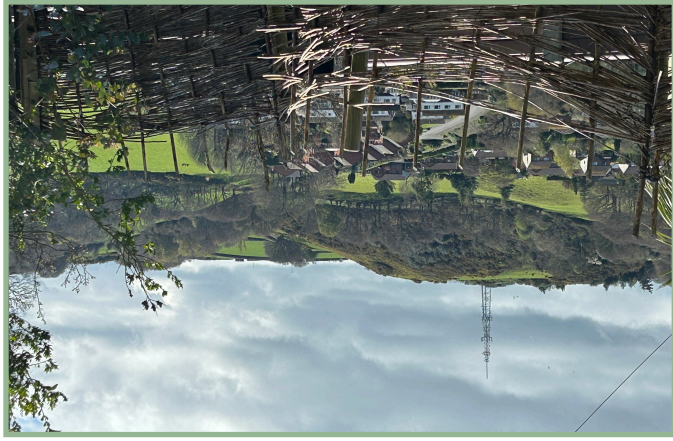
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

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Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	69 C	
81-91	B		83 B
92+	A		





# Beautifully Presented Three Bedroom Semi Detached Home

## Description

A beautifully presented three bedroom semi detached home situated in a cul de sac location within walking distance to the schools, shops in Gyffin and the town centre of Conwy.

The property enjoys a good size plot with lovely countryside views and views over Gyffin to the rear aspect.

The well planned accommodation comprises: Open Porch, Entrance hall, lovely cosy lounge with open fire, dining room with double patio doors onto the rear garden and working fire, kitchen with gas hob and double electric oven and space for a low level fridge, side hall area providing access to a W.C and two store rooms (one of which has the space and plumbing for a washing machine).

To the first floor: Landing with airing cupboard, master bedroom with wrought iron fireplace, bedroom two with built in wardrobe and wrought iron fireplace, bedroom three, bathroom and separate W.C.

UPVC double glazing and gas fired central heating.

To the outside there is a gravelled area for parking (which will be laid within the next few months), timber gate provides access to the rear garden which is mainly laid to lawn with a flagged patio area and timber shed, hedged boundaries.

- ✓ BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOME
- ✓ SITUATED IN A CUL DE SAC LOCATION
- ✓ WITHIN WALKING DISTANCE TO THE SCHOOLS, SHOPS AND TRANSPORT LINKS
- ✓ ENJOYS VIEWS OVER GYFFIN AND THE COUNTRYSIDE FROM THE REAR ASPECT
- ✓ GOOD SIZE PLOT WITH OFF ROAD PARKING
- ✓ VIEWING HIGHLY RECOMMENDED TO APPRECIATE HOW LOVELY THIS HOME IS
- ✓ FREEHOLD

## Lounge

14' 10" x 10' 10" 4.52m x 3.30m



## Dining Room

11' 9" x 10' 11" 3.58m x 3.32m



## Kitchen

8' 7" x 7' 4" 2.61m x 2.23m



## Workshop

6' 11" x 6' 2.11m x 1.82m

## Store Room

4' 9" x 3' 7" 1.44m x 1.09m

## Bedroom One

11' 4" x 11' 1" 3.45m x 3.38m



## Bedroom Two

10' 9" x 10' 11" 3.27m x 3.32m



## Bedroom Three

9' 4" x 7' 10" 2.84m x 2.39m

## Bathroom

7' 5" x 5' 8" 2.26m x 1.72m



## Outside

To the front of the property there are lawned gardens, potential to create a driveway. The rear garden is mainly laid to lawn with a flagged seating area, greenhouse, timber gate providing rear access.

## Location

Pengarth is located on the outskirts of the famous medieval walled castle town of Conwy with its wealth of local shops, hostleries, 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 left onto St. Agnes Road, right onto Pengarth, turn right into the cul-de-sac where number 6 can be found on the right.

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

## 3 Bedroom Semi-Detached House

6 Pengarth  
Conwy  
LL32 8RW

£220,000

Reference Number: FP7998  
8/4/2024

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)

