

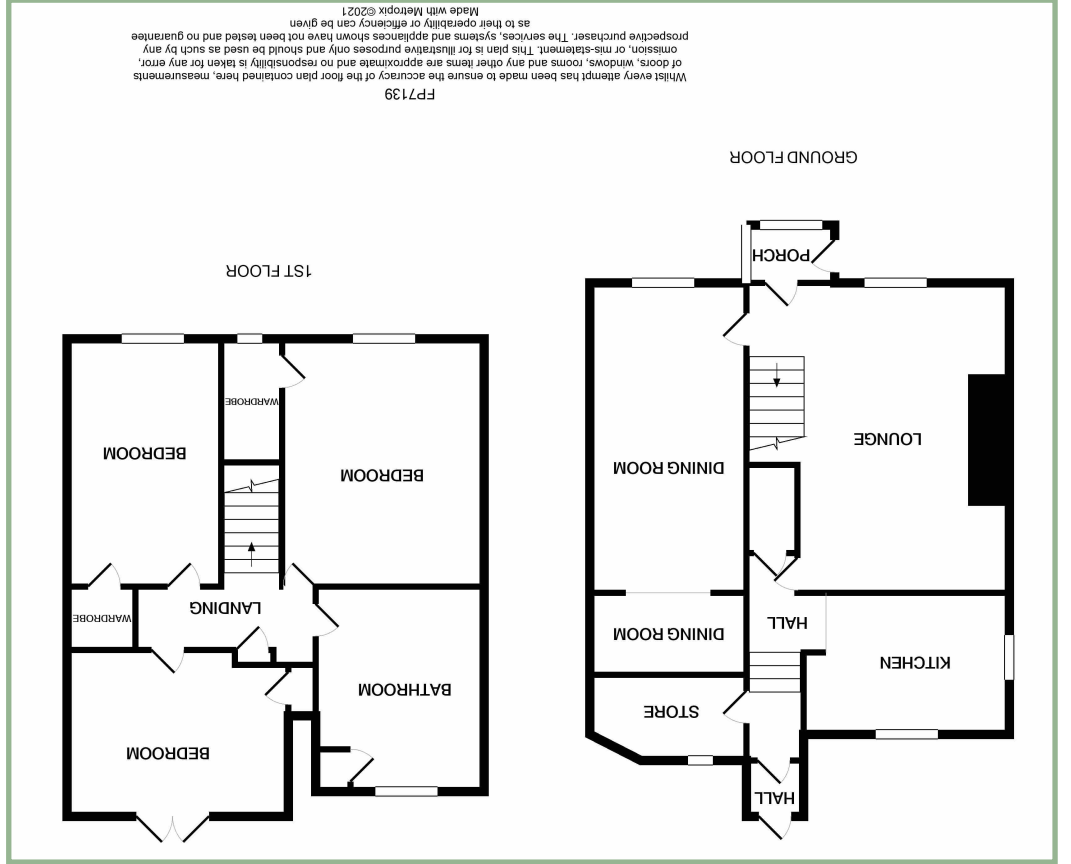
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Fletcher & Poole



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



# Three Bedroom Double Fronted Cottage Enjoying Superb Views

## Description

A beautifully presented three bedroom mid terrace cottage enjoying superb far reaching views over the estuary, mountains, Conwy town and the Great Orme.

The property has been refurbished to a high standard in the last couple of years with the current owner also putting a new kitchen in within the last year.

The deceptively spacious accommodation comprises: Entrance porch, lounge with cream Gazco stove, dining/sitting room with steps up to an elevated dining area, newly installed modern kitchen with integrated washing machine, electric oven and hob and microwave, rear porch area with store area housing the Worcester combination boiler.

From the lounge area stairs lead to the first floor accommodation: Landing with store cupboard, three bedrooms and a good size four piece bathroom with exposed timber beam.

UPVC double glazing and gas central heating.

To the outside there is an enclosed front entrance laid to paving with steps up to the front door. The rear garden is laid over three levels with the lower level benefitting from an outhouse/store with outside bar area, steps up to a seating area laid to patio with established palm tree and steps leading up to the upper level which has superb views towards the mountains, estuary and open fields to the rear. The current owner has started to build an entertainment area on this level, however this needs completing and will be sold as is.

- ✓ BEAUTIFULLY PRESENTED THREE BEDROOM MID TERRACE HOME
- ✓ ENJOYS SUPERB FAR REACHING VIEWS
- ✓ OPEN ASPECT TO THE REAR OVER THE FIELDS
- ✓ TIERED REAR GARDEN WITH STORAGE AND BAR AREA
- ✓ MODERN KITCHEN AND BATHROOM
- ✓ VIEWING ESSENTIAL TO APPRECIATE THE FEEL AND FINISH OF THIS LOVELY HOME
- ✓ FREEHOLD

## Porch

4' 7" x 3' 1" 1.40m x 0.93m

## Lounge

16' 4" x 13' 11" max 4.98m x 4.24m



## Dining Room

23' 5" x 8' 2" 7.14m x 2.49m



## Inner Hallway

10' 3" x 2' 9" 3.12m x 0.83m

## Rear Hall

6' 7" x 3' 2.00m x 0.91m

## Store Room

7' 3" x 4' 4" 2.21m x 1.32m

## Kitchen

10' 5" max 7' 4" 3.17m x 2.23m



## Bedroom One

13' x 10' 9" max 3.96m x 3.27m Walk in wardrobe 6' 6" x 2' 11" (1.98m x 0.88)



## Bedroom Two

13' x 8' 11" 3.96m x 2.71m Wardrobe - 2' 9" x 2' 11" (0.83m x 0.88m)

## Bedroom Three

10' 4" x 8' 9" 3.15m x 2.66m Wardrobe 4' 1" x 2' 5" (1.24m x 0.73m)

## Bathroom

13' x 8' 6" 3.96m x 2.59m



## Outside Store

12' 5" x 9' 2" 3.78m x 2.79m

## Location

The property is situated in the centre of Glan Conwy which is within easy access for 'Bodnant Gardens' and the picturesque Conwy Valley. The historic walled town of Conwy is located just over the estuary as are the two marinas and three Golf Courses. There is a local school, three nurseries and leisure complex which is approximately 2/3 miles distant.

## Directions

From our Conwy office proceed round Conwy on the one way system and proceed over the Conwy Bridge towards Llandudno Junction. At the roundabout turn right and proceed to the A55. Turn left on to the A55 and exit at the next junction signposted Betws-y-Coed and Glan Conwy. Proceed to the village, pass Snowdonia Nurseries on the right and Tryfan can be found after a short distance on the left.

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

## 3 Bedroom Cottage

TRYFAN  
LLANRWST ROAD  
GLAN CONWY  
CONWY  
LL28 5SS

£265,000

Reference Number: FP7991

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  
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web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

