

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of

Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	65 D	
69-80	C		
81-91	B		87 B
92+	A		

FP7992

TOTAL FLOOR AREA: 674 sq. ft. (62.6 sq. m.) approx.

While every attempt has been made to ensure the accuracy of the foregoing, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or misstatement. They are for guidance 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 is given, as to their operation or efficiency. Call for more details.

334 sq. ft. (31.1 sq. m.) approx.

GROUND FLOOR

340 sq. ft. (31.6 sq. m.) approx.

1ST FLOOR



Two Bedroom Mid Terrace Cottage Enjoying Views Towards Conwy Castle

Description

A two bedroom mid terrace cottage situated in the heart of the village and enjoying views over the Estuary and Conwy Castle. The accommodation comprises: Partial open hall area, lounge with exposed stone fireplace with timber beam over, kitchen/diner with gas hob, electric cooker and space and plumbing for a washing machine and fridge/freezer. To the first floor: landing, two bedrooms and bathroom. Part UPVC double glazing and part timber glazing and gas fired combination boiler. To the outside there is a low maintenance courtyard garden with timber steps leading up to a further seating area. There is walkway with timber gate which provides foot access for number 2, 3 & 4 Seaview Terrace.

- ✓ TWO BEDROOM MID TERRACE COTTAGE
- ✓ ENJOYS VIEWS OVER THE ESTUARY & CONWY CASTLE
- ✓ LOW MAINTENANCE TIERED GARDEN
- ✓ CLOSE TO THE VILLAGE CENTRE & PRIMARY SCHOOL
- ✓ FREEHOLD
- ✓ NO CHAIN

Lounge

14' 5" x 14' 7" max 4.39m x 4.44m



Kitchen/Diner

15' 10" x 7' 4" 4.82m x 2.23m



Bedroom One

14' 5" max x 10' 3" 4.39m x 3.12m



Bedroom Two

11' 5" x 7' 10" 3.48m x 2.39m



Bathroom

7' 7" x 5' 2" 2.31m x 1.57m



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.

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 3 Seaview Terrace can be found after a short distance on the left.

Council Tax Band: B (provided on www.voa.gov.uk)
Energy Efficiency Rating: D



2 Bedroom Mid Terrace Cottage

3 Seaview Terrace
Glan Conwy
LL28 5SU

NO CHAIN

£169,950

Reference Number: FP7992
3/4/2024

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
web: www.fletcherpoole.com

