

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



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	62 D	
69-80	C		
81-91	B		82 B
92+	A		



Three Bedroom Mid Terrace Home

Description

A spacious and well planned three bedroom, mid terrace home situated in the town centre with local amenities at your doorstep.

The accommodation comprises: Entrance hall, large lounge, dining room kitchen including extractor fan, space for oven, dishwasher and fridge/freezer.

To the first floor: Master bedroom with a walk in wardrobe and ensuite, two further bedrooms and bathroom.

Mixture of wooden framed and UVPC double glazed windows and gas fired combination boiler.

To the rear is a garden laid part to lawn and a flagged seating area, off road parking and private garage and additional storage shed.

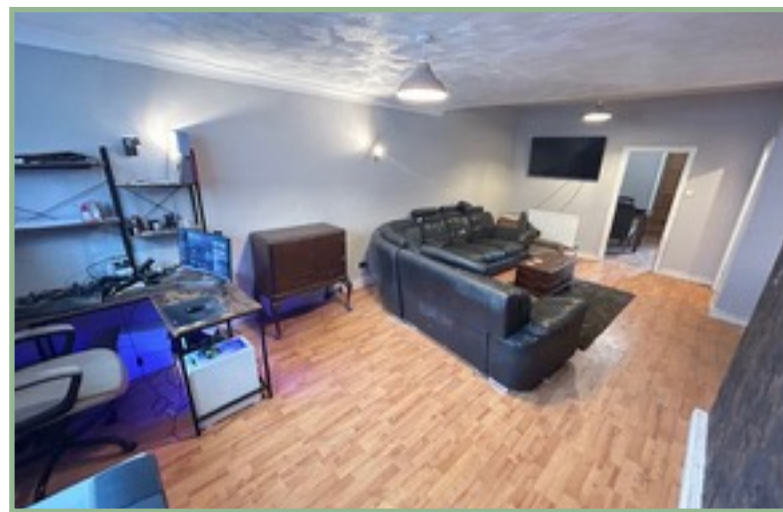
- ✓ THREE BEDROOM MID TERRACED HOUSE
- ✓ FREEHOLD
- ✓ CENTRALLY LOCATED IN THE TOWN
- ✓ SPACIOUS PROPERTY
- ✓ SINGLE GARAGE

Hallway

11' 2" x 3' 8" 3.40m x 1.11m

Lounge

27' 1" x 23' 7" 8.26m x 7.19m



Dining Room

11' 9" x 13' 11" 3.58m x 4.24m

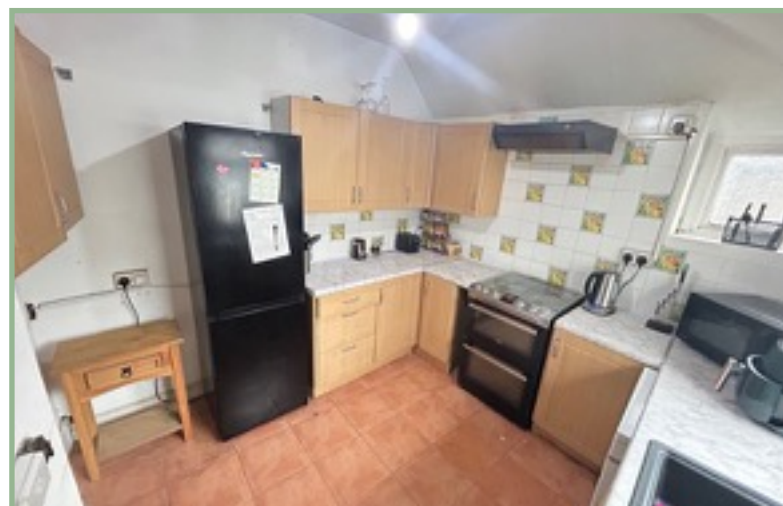


Rear Hallway

3' 8" x 3' 8" 1.11m x 1.11m

Kitchen

9' 6" x 9' 2" 2.89m x 2.79m



Bedroom One

12' 6" x 11' 5" 3.81m x 3.48m



Walk In Wardrobe

7' 8" x 5' 9" 2.33m x 1.75m

Bedroom Two

11' 7" x 10' 11" 3.53m x 3.32m



Bedroom Three

9' 10" x 9' 1" 3m x 2.77m

Bathroom

10' 8" x 7' 9" 3.25m x 2.36m



Location

Situated in the heart of the market town of Llanrwst, with an array of shops, transport links and the famous Tu Hwnt i'r Bont tea rooms. Rhodfa Deg boasts superb views over the Snowdonia National Park.

Directions

From our Conwy office proceed back onto the A55 (east direction), come off at the slip road sign posted Glan Conwy, proceed onto the A470, on approaching the town of Llanrwst, drive on the main road passed the lights at the spar and the property is on your left just before the bridge.

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

3 Bedroom Mid Terrace Home

12 Bridge Street
Llanrwst
Conwy
LL26 0ET

£175,000

Reference Number: FP8013
3/5/2024

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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fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

