

Please contact us before viewing the property. If there is any point of particular importance to you are contemplating travelling some distance to view the property, we will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

We strongly recommend that the information within this leaflet is provided to you by your agent or your solicitors.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and we have no authority to do so on behalf of the seller.

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.

We endeavour 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.

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F&P Fletcher Pool



# SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE SITUATED JUST OUTSIDE OF THE WALLED TOWN OF CONWY WITH THE ADDED BONUS OF OFF ROAD PARKING AND SOME SCENIC VIEWS

## Description

This spacious and well-planned semi-detached property is situated in a sought-after location less than a two minutes' walk from the walls of Conwy town centre and offering some scenic views to the front.

The accommodation in brief comprises, entrance hallway with glazed front door, window to side, carpet floor and staircase, radiator, and under stairs storage pantry complete with shelving and window. The living room is a spacious room and can be accessed via the hallway or double doors from the dining room, with a window to the front, wooden flooring, radiator, and feature fireplace. The dining room can also be accessed via the hallway or double doors to the living room, wooden flooring, radiator, and window to the front. The kitchen is fitted with wall and base units, complimentary work tops, tiled splash backs, stainless steel sink, drainer, and mixer tap, space and plumbing for kitchen and laundry appliances, vinyl floor, window to the side, and glazed door to the gardens. The landing area is carpeted with staircase, window to the side, loft access hatch, and radiator. Bedroom one is a spacious room with two one door fitted cupboards, plus sliding door fitted wardrobes, carpet floor, radiator, and window to the front with rooftop views of Conwy Castle, walls, and estuary. Bedroom two is a second double room, with carpet floor, radiator, and window to the front also having rooftop views of the Castle, walls, and estuary. Bedroom three is a good-sized room with fitted over stairs storage cupboard, carpet floor, radiator, and window to the rear. The shower room has a window to the rear, radiator, vinyl floor, tiling to splash back areas, and is fitted with a three-piece suite comprising of, enclosed shower cubicle, pedestal wash hand basin, and low-level WC.

Externally the property is garden fronted with mature plant and flower bed borders, stone wall boundaries, tarmac driveway to the side with enclosed lean-to providing a car port style area. The rear is fully enclosed and on two levels, with seating area and areas for growing fruit and vegetables, fenced and hedge boundaries, flower bed borders, there is a field directly to the rear of the garden.

- ✓ SPACIOUS SEMI DETACHED
- ✓ THREE BEDROOMS
- ✓ TWO RECEPTION ROOMS
- ✓ SOUGHT AFTER LOCATION
- ✓ DRIVEWAY
- ✓ SOME SCENIC VIEWS

## Hallway

16' 6" x 6' 5.03m x 1.82m

## Living Room

13' 2" x 12' 8" 4.01m x 3.86m



## Dining Room

12' 8" x 12' 7" 3.86m x 3.83m



## Kitchen

9' 5" x 7' 11" 2.41m x 2.41m



## Landing

8' 9" x 6' 2.66m x 1.82m

## Bedroom One

12' 10" x 10' 7" to wardrobe door 3.91m x 3.22m



## Bedroom Two

12' 11" x 11' 11" 3.94m x 3.63m

## Bedroom Three

10' 2" x 7' 3.10m x 2.13m

## Shower Room

6' 8" x 6' 2.01m x 1.82m



## Location

Ty Gwyn Gardens is located on the outskirts of the famous medieval walled castle town of Conwy with its wealth of local shops, hosteries, schools, library and medical centres, busy harbour, marina and 18-hole golf course.

## Directions

From our Conwy office turn left onto Uppergate Street, proceed through the arch, and continue onto Sychnant Pass Road, continue along this road taking the first left turn on to Ty Gwyn Gardens, where the property is found after a short distance on the right.

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

Energy Efficiency Rating: TBC

Tenure: Freehold

3 Bedroom Semi Detached Home

**12 Ty Gwyn Gardens  
Conwy  
LL32 8RA**

**£280,000**

Reference Number: FP8410  
2/7/2025

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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