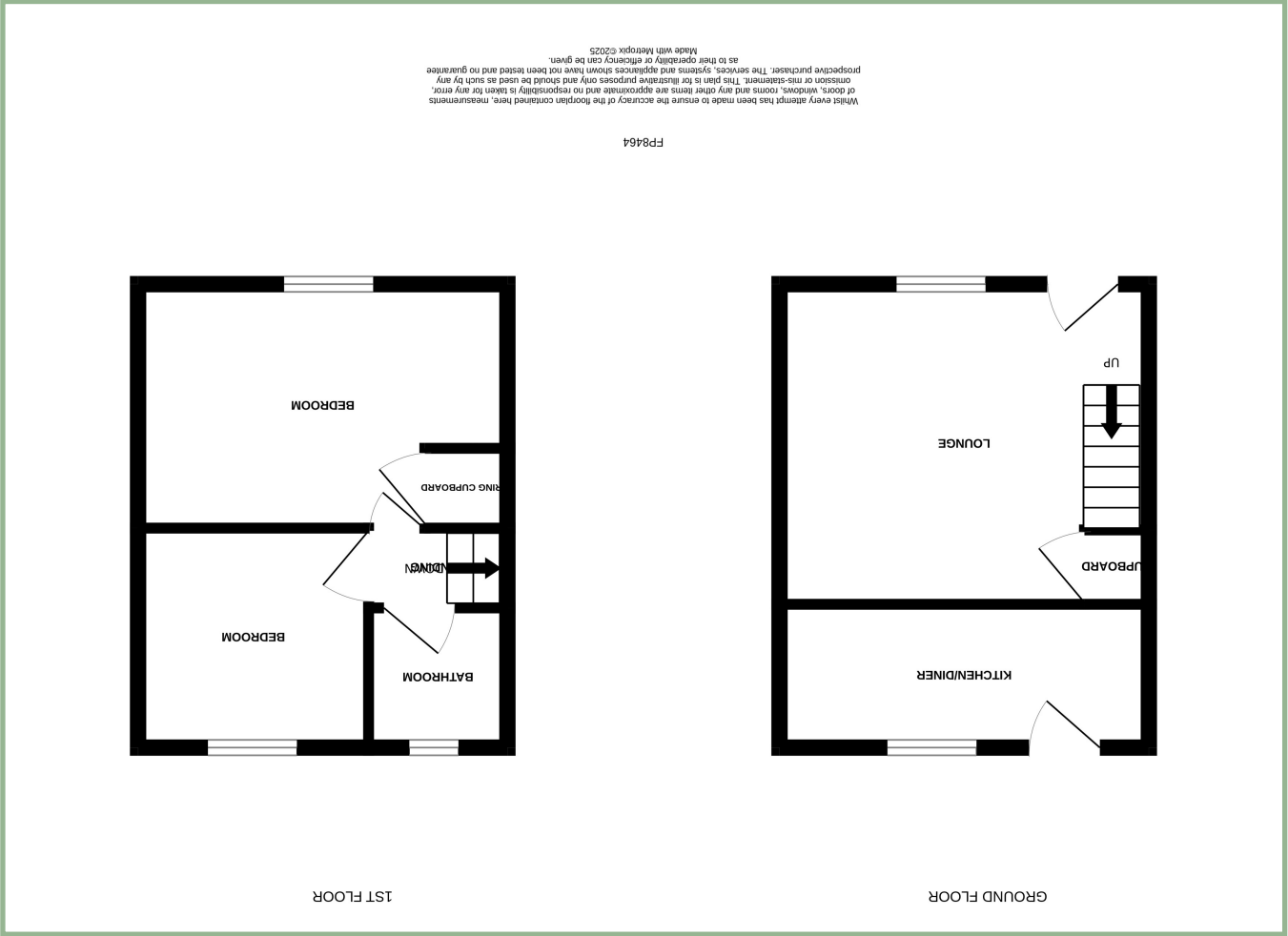


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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.

www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



TWO BEDROOM TERRACED COTTAGE ENJOYING MOUNTAIN VIEWS

Description

A well presented two bedroom mid terrace cottage enjoying sea, mountain and views of the Great Orme. The cottage is situated within a ten minute walk of a lovely pub and is situated for easy access to superb mountain walks.

Currently used as a holiday let this cottage is well appointed with accommodation comprising: Lounge with feature exposed stone fire place and gas burner, kitchen with space for an electric oven, fridge/ freezer and space and plumbing for a washing machine and UPVC stable door onto the rear garden.

To the first floor: master bedroom with lovely views, built in cupboard and fireplace, a second bedroom and modern bathroom.

UPVC double glazing with the two front windows being sash and a gas fired Vaillant combination boiler.

To the rear there is a courtyard area with stone outhouse and steps leading up to a small seating area and timber gate providing access onto the mountain.

- ✓ TWO BEDROOM MID TERRACE COTTAGE
- ✓ ENJOYS LOVELY SEA, MOUNTAIN AND GREAT ORME VIEWS
- ✓ CURRENTLY RUN AS A HOLIDAY LET
- ✓ WITHIN WALKING DISTANCE TO THE PUB
- ✓ EASY ACCESS TO MOUNTAIN WALKS AND THE SYCHNANT PASS
- ✓ NO CHAIN
- ✓ FREEHOLD

Lounge

11' 5" x 13' 6" 3.48m x 4.11m



Kitchen

13' 5" x 5' 2" 4.09m x 1.57m



Bedroom One

13' 9" x 8' 9" 4.19m x 2.66m



Bedroom Two

8' 4" x 7' 10" 2.54m x 2.39m



Bathroom

5' 1" x 5' 1.55m x 1.52m



Location

Dwygyfylchi is a picturesque village located at the bottom of the Sychnant Pass and is on the edge of the Snowdonia National Park. It is near Penmaenmawr with its local shops and amenities and close to the A55 Expressway for easy access to Conwy, Bangor or Chester.

Directions

From our Conwy office take the Bangor Road out of the Square and turn first left into Uppergate Street, proceed up the hill, pass through the walls and bear immediate right onto Sychnant Pass Road, proceed along this road taking the scenic route for approximately 3½ to 4 miles going through the Sychnant Pass, as you approach the village you will see the Fairy Glen Public House on the left. Continue along this road where the cottage can be found on the left.

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

2 Bedroom Terraced Cottage

3 Tanrallt Cottages
Dwygyfylchi
LL34 6SL

NO CHAIN
£180,000

Referece Number: FP8464
3/9/2025

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:

tel: 01492 583100
fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

