

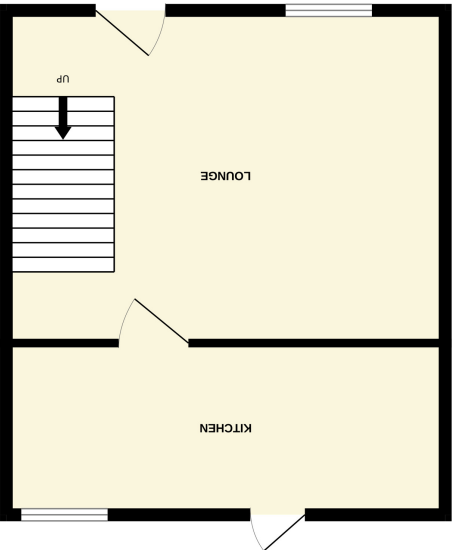
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

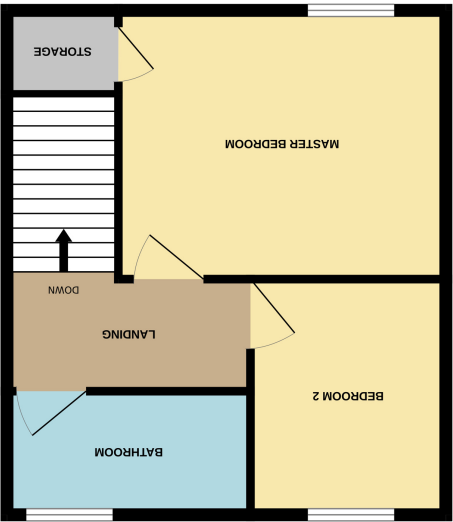
Fletcher & Poole



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



GROUND FLOOR



1ST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





# An Immaculately Presented Two Bedroom Cottage In Picturesque Hamlet

## Description

A beautifully presented deceptively spacious two-bedroom cottage in picturesque hamlet providing direct access to National Park and Carneddau Mountain Range. The property benefits from gas fired central heating with combi boiler and Hive control, bespoke fitted kitchen and summer house. The accommodation of 1 Brookside briefly comprises, entrance, lounge, breakfast kitchen, first floor level, landing, two bedrooms, bathroom with shower and external outhouse/utility room. The property is situated in the hamlet of Capelulo and is within walking distance to local public house and Snowdonia Nation Park. Viewing recommended by the agent. Property further benefits from large front garden with summerhouse overlooking river, a small parcel of land currently used for Kayak storage by current vendor. Enjoys sunny and open aspect with hillside views.

- ✓ AN IMMACULATLY PRESENTED TWO BEDROOM COTTAGE
- ✓ OCCUPYING AN IMPRESSIVE PLOT
- ✓ SYMPATHETICALLY MODERNISED WHILST RETAINING CHARACTER FEATURES
- ✓ SPACIOUS GARDEN PLOT WITH SUMMER HOUSE
- ✓ GARDEN BACKING ONTO RIVER
- ✓ FREEHOLD TENURE
- ✓ NO-ONWARD CHAIN
- ✓ MOUNTAIN VIEWS ON ALL SIDES

## Lounge

20' 1" x 15' 2" 6.12m x 4.62m



## Kitchen/Breakfast Room

20' 1" x 7' 10" 6.12m x 2.39m



## Bedroom One

15' x 12' 3" 4.57m x 3.73m



## Bedroom Two

10' 9" x 8' 11" 3.27m x 2.71m



## Bathroom

11' 1" x 5' 8" 3.38m x 1.72m



## Location

Capelulo 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. On foot, turn left down the little road, bear round to the right, proceed past the end cottage and wooden shed, down the path where 1 Brookside can be found. It is the last property facing the stream.

Agent Notes: The property owns up to the stream and each cottage owns the footpath in front of their garden.

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

## 2 Bedroom Cottage

1 Brookside Cottages  
Capelulo  
LL34 6SY

£250,000

Reference Number: FP8287  
14/3/2025

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

