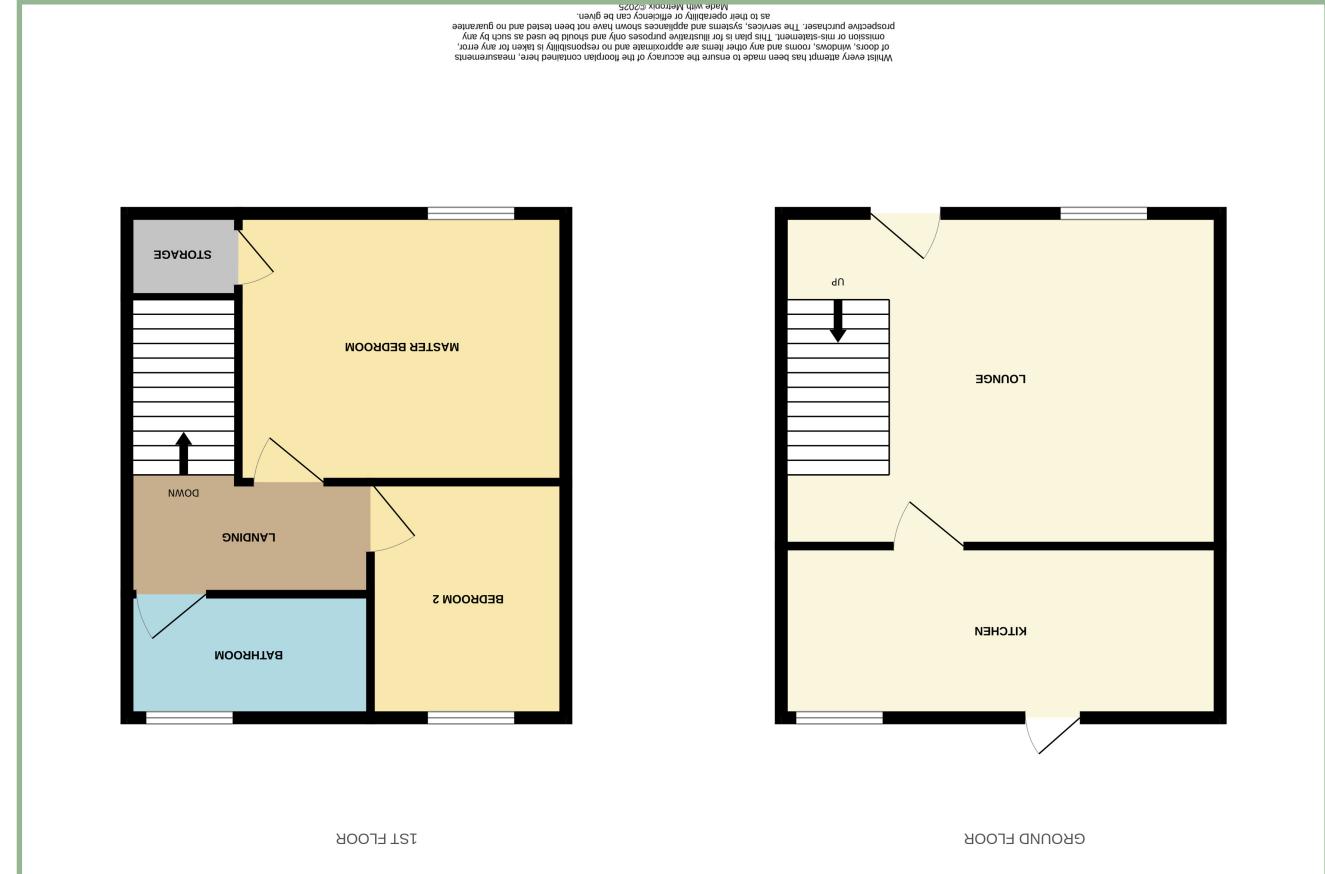
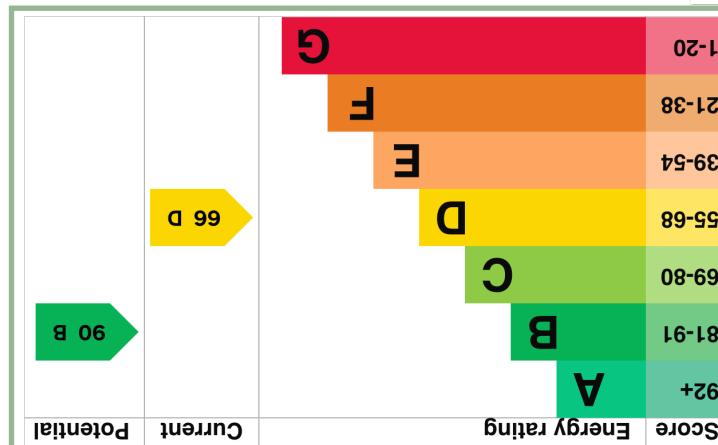


Please contact us before viewing the property if there is particular importance to you as it may be necessary to travel some distance to view the property.
We endeavor to make our sales details accurate and reliable but they do not constitute any part of an offer or contract. The seller does not make any warranty in relation to the property and we have no authority to do so on behalf of the seller.
Services, fittings and appliances mentioned have not been tested (unless otherwise stated) and no warranty can be given as to their condition.
We strongly recommend that you make your own inspection of the property.
We will also confirm that the property is available. This is particularly important if you are considering traveling some distance to view the property.
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F&P Fletcherpooe



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 IMMACULATED 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



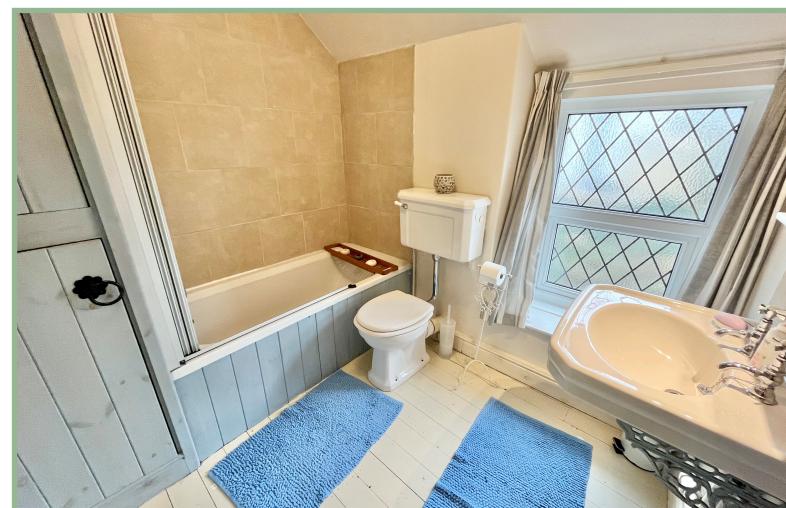
Bedroom Two

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)

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
web: www.fletcherpoole.com

