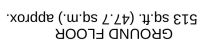


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While every attempt has been made to ensure the accuracy of the information contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should 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.





# Well Presented Two Bedroom Semi Detached Bungalow

## Description

A well presented two bedroom semi detached bungalow enjoying views of Conwy Castle walls and the surrounding town and countryside. The property is situated within walking distance to the historic town, bus routes, primary school and easy access to the A55.

The well planned accommodation comprises: Entrance porch, lounge/diner with ornate fire surround, inner hallway providing access to the kitchen which has an electric oven and hob and space and plumbing for a washing machine and fridge/freezer. Two bedrooms and bathroom.

UPVC double glazing and Vaillant gas fired combination boiler.

To the outside there are front steps and a couple of side steps leading to the front garden which is mainly laid to stone chippings, a timber gate allows access to the rear garden which has a seating area, gravelled pathways with a well planted borders and flower beds, timber shed and fenced boundaries

- ✓ WELL PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW
- ✓ ENJOYS VIEWS OF THE CASTLE WALLS
- ✓ OCCUPIES A CORNER PLOT
- ✓ WITHIN WALKING DISTANCE TO THE TOWN
- ✓ NO CHAIN
- ✓ FREEHOLD

## Porch

4' 1" x 2' 7" 1.24m x 0.78m

## Lounge/Diner

18' 3" x 10' 11" 5.57m x 2.32m



## Kitchen

10' 10" x 7' 4" 3.30m x 2.23m



## Hallway

6' x 2' 4" 1.82m x 0.70m

## Bedroom One

11' 10" x 9' 3.60m x 2.11m



## Bedroom Two

9' x 7' 6" 2.74m x 2.28m



## Bathroom

5' 10" x 6' 1" 1.78m x 1.85m



## Location

"Bryn Castell" is located on the outskirts of the famous medieval walled castle town of Conwy with its wealth of local shops, hostelries, schools, library and medical centres, busy harbour, marina and 18 hole golf course. It is also located a short distance from the edge of the Snowdonia National Park.

## Directions

Turn left out of our Conwy office and left again by the Albion Public House onto Uppergate Street. Continue through the arch, take the first left onto St.Agnes Road and continue to the end. At the junction turn slight right onto Llanrwst Road and continue up the hill, after a short distance take the first left onto Bryn Seiri Road and follow this road round where 13 Bryn Castell can be found.

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

Energy Efficiency Rating: TBC

2 Bedroom Semi Detached Bungalow

13 Bryn Castell  
Conwy  
LL32 8LF

NO CHAIN

**£215,000**  
**REDUCED FROM £225,000**

Reference Number: FP7903  
6/12/2023

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)

