

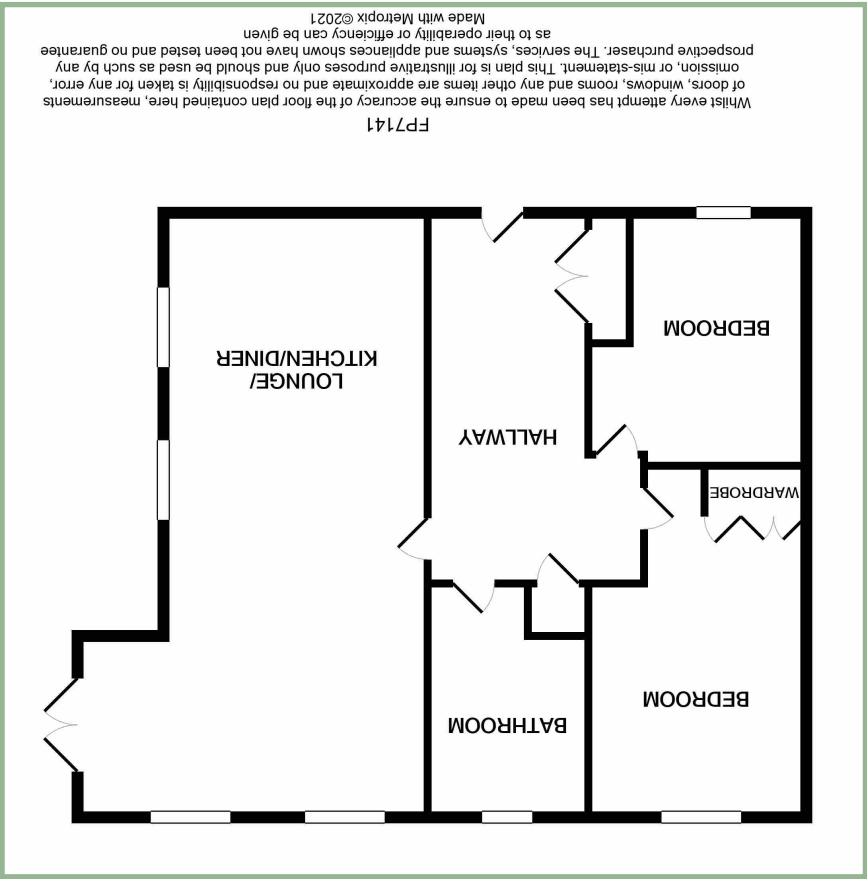
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	88   B	88   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





# Immaculately Presented Two Bedroom Ground Floor Apartment

## Description

An immaculately presented two bedroom ground floor apartment being one of only six situated in a highly sought after location on the outskirts of Conwy town. The apartment enjoys lovely mountain and countryside views and allows for easy access to walk into the historic walled town and mountain and countryside walks. The well planned accommodation comprises: Secure communal entrance, personal door into Apartment 2: Hallway, open plan lounge/kitchen/diner with french doors to a small flagged seating area. The kitchen has integrated fridge/freezer, dishwasher, washing machine, electric oven and gas hob, breakfast bar area and granite worktops. Two double bedrooms (master with built in wardrobe) and bathroom. UPVC double glazing and gas fired central heating. To the outside there are two allocated parking spaces and communal gardens.

- ✓ IMMACULATELY PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ ENJOYS BEAUTIFUL COUNTRYSIDE VIEWS
- ✓ WITHIN WALKING DISTANCE TO CONWY TOWN & MOUNTAIN WALKS
- ✓ FINISHED TO A HIGH SPECIFICATION
- ✓ VIEWING ESSENTIAL

## Entrance Hallway

12' 9" x 7' 10" 3.88m x 2.39m

## Lounge/Kitchen/Diner

24' 11" x 10' 11" x 14' 5" 7.60m x 3.32m x 4.39m



## Bedroom One

15' 6" x 9' 4.72m x 2.74m



## Bedroom Two

13' x 9' 3.96m x 2.74m

## Bathroom

9' 8" x 6' 7" 2.94m x 2.00m



Agent's Notes: The apartment is leasehold on a 999 year lease from 2019, with an annual maintenance charge of £1050 to include the buildings insurance, gardening and cleaning of the windows and communal areas.

## Location

Lon Y Dderwen is located on the outskirts of the famous medieval walled castle town of Conwy with its wealth of local shops, hostelryes, 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

From our Conwy office turn left onto Uppergate Street, proceed through the arch and continue onto Sychnant Pass Road, continue up the hill passing the Youth Hostel on the left, continue along this road until you reach Oakwood Development, turn left and then 1st left where the Apartment can be found.

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

Energy Efficiency Rating: B  
Tenure: Leasehold



## 2 Bedroom Ground Floor Apartment

APARTMENT 2  
LON Y DDERWEN  
SYCHNANT PASS  
CONWY  
LL32 8AR

£245,000

Reference Number: FP8342

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)

