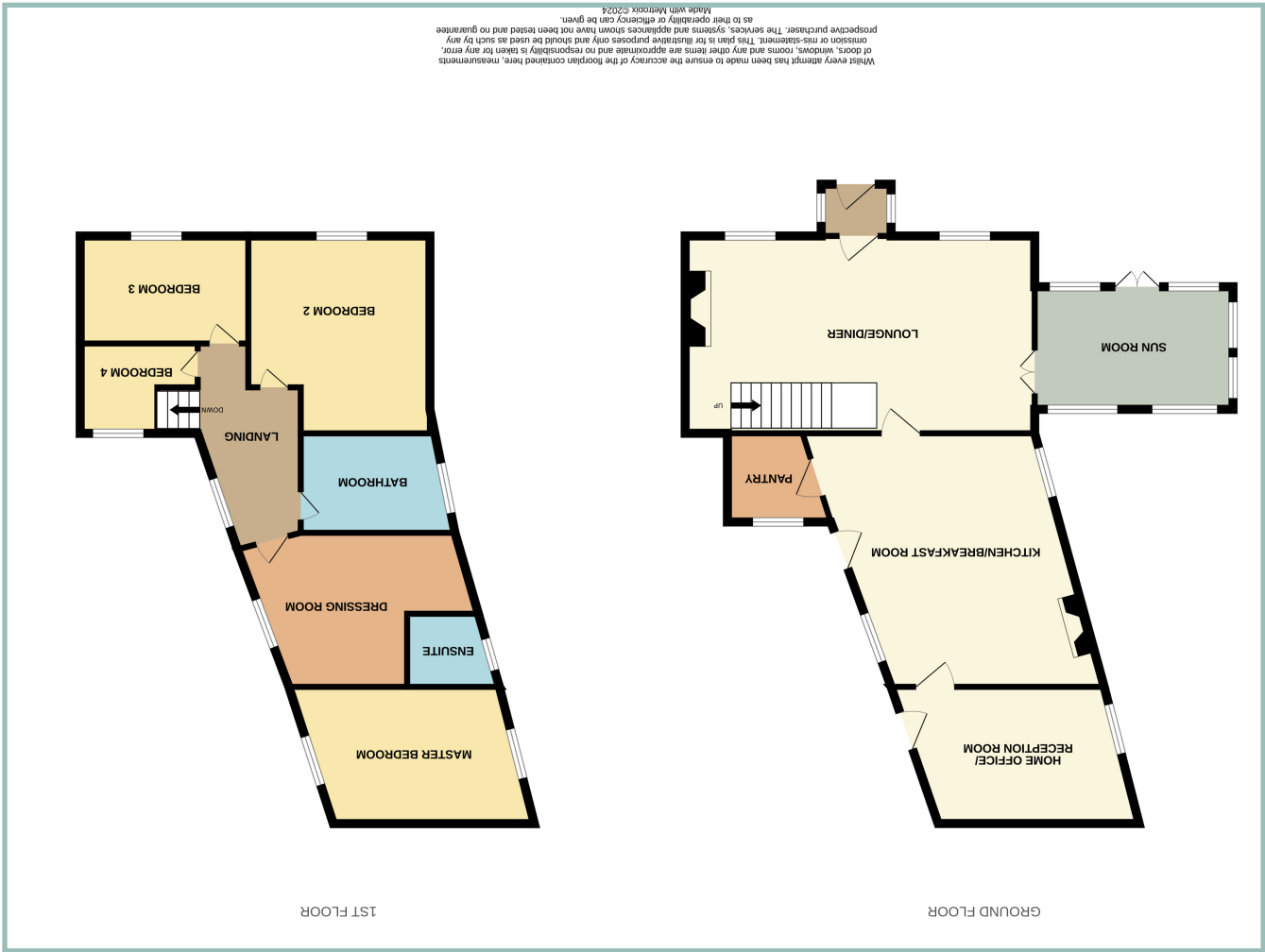


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole
DIAMOND COLLECTION



www.fletcherpoole.com



A Delightful Four Bedroom Detached Cottage

Description

Bryn Morfa is a delightful, semi-rural four-bedroom detached cottage situated ideally for all the local amenities that Conway's medieval walled town has to offer and with Llandudno only a short distance away everything you could need is on your doorstep.

Bryn Morfa was built circa early 1900s and translates to Hill Overlooking the Sea! The cottage is set within approx. 0.9 acres of land including its very own paddock and private secluded gardens not overlooked from any aspect.

The interiors are spacious yet cosy spreading over two floors and including a good-sized living/dining area, sunroom with exposed wooden beams, country style dining kitchen and a home office/ workspace/further reception room to the ground floor, while the first floor offers 2 double bedrooms, a single bedroom, family bathroom and the master bedroom with its own dressing room and en-suite shower room.

The property benefits from gas central heating, partial secondary or double glazing, detached garage with a private driveway allowing space for several vehicles.

- * FOUR BEDROOM DETACHED COTTAGE
- * SCENIC LOCATION
- * DELIGHTFUL COSY YET SPACIOUS INTERIORS
- * HOME BUSINESS OPPORTUNITY VIA OFFICE
- * SET WITHIN APPROX. 0.9 ACRES
- * FANTASTIC GARDENS WITH Paddock
- * FREEHOLD



4 Bedroom Detached Cottage

Bryn Morfa
Pabo Lane
Llandudno Junction
Conwy
LL31 9JE

£645,000

Reference Number: FP8144
16/9/2024

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
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

Location

Llandudno Junction is a town in Conwy County, the town offers fantastic travel links with local bus services, main line railway station, it also offers easy access to the A55 and A470 for commuting. The local amenities include primary school and shops.

Directions

From our Conwy office proceed round Conwy on the one-way system and proceed over the Conwy Bridge towards Llandudno Junction. At the roundabout turn right and proceed to the A55. Turn left on to the A55 and exit at the next junction signposted Betws-y-Coed and Glan Conwy, take the first exit then right on to Pabo Lane. Follow the road round where Bryn Morfa can be found after a short distance on the right.

Council Tax Band: E (provided on www.voa.gov.uk)

Energy Efficiency Rating: E

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



A Delightful Four Bedroom Detached Cottage

Lounge

25' x 14' 11" 7.62m x 4.54m



Sun Room

15' x 11' 4.57m x 3.35m

Kitchen

15' 1" x 12' 1" 4.60m x 3.68m



Home Office/Reception

13' x 11' 11" 3.96m x 3.63m

Master Bedroom

13' 2" x 11' 11" 4.01m x 3.63m



Dressing Room

9' 4" x 8' 9" 2.84m x 2.66m

Bedroom Two

14' 9" x 11' 4.49m x 3.35m



Bedroom Three

13' 2" x 8' 4" 4.01m x 2.54m



Bedroom Four

10' 5" x 6' 1" 3.17m x 1.85m



4 Bedroom Detached Cottage

Bryn Morfa
Pabo Lane
Llandudno Junction
Conwy
LL31 9JE

£645,000

Reference Number: FP8144
16/9/2024

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
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

