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While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error or omission. This plan is to be used as a guide only and should not be used as a basis for any contract or agreement. The services, systems and appliances shown have not been tested and no guarantee as to their operation or reliability can be given.



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



IMPRESSIVE AND MODERN THREE BEDROOM SEMI IN A MOST POPULAR AND CONVENIENT LOCATION WITH NO CHAIN

Description

This modern three-bedroom semi-detached home offers fantastic and well-proportioned accommodation throughout, situated in a most popular and convenient residential area, and offered for sale with NO CHAIN, early viewing is strongly recommended.

The accommodation in brief comprises, Entrance hall with power points and door to the W.C., which is fitted with a low-level W.C., wash hand basin, splash back tiles, radiator, window to side. The living room is very spacious and affords a window to the side and front aspects, radiator, stairs to first floor with storage underneath, glazed French style doors into the kitchen. The kitchen/dining room has two windows to the rear and glazed door to the garden all with views towards the historic castle walls, radiator, recently fitted modern range of wall and base units, complimentary work tops with inset sink, drainer and mixer tap, integrated fridge-freezer, electric oven, hob and extractor, space and plumbing for washing machine. The first-floor landing has doors to all upper rooms, loft access hatch, fitted airing cupboard. Bedroom one has a window to the front aspect, radiator, and door to the en-suite, which has been recently fitted with a spacious shower enclosure with sliding door, wash hand basin set within vanity unit, floor to ceiling tiling, window to front, and extractor. Bedroom two has a window to the rear with views of the park and castle walls, radiator. Bedroom three is an L-shaped room with window to the rear overlooking the park and castle walls, radiator. The family bathroom is fitted with a matching three-piece white suite comprising, panel bath, pedestal wash hand basin and low-level W.C., heated towel rail and window to the side.

The property benefits from gardens to the front and rear, the rear garden is fully enclosed and provides a sun trap tranquil setting, a driveway providing parking for a couple of vehicles. With gas central heating and hot water via a combination boiler, the property is double glazed throughout.

- ✓ IMMACULATE SEMI DETACHED
- ✓ THREE BEDROOMS
- ✓ GARDENS TO FRONT AND REAR
- ✓ DRIVEWAY FOR TWO VEHICLES
- ✓ MODERN KITCHEN AND BATHROOMS
- ✓ NO CHAIN

Living Room

16’ 4” x 15’ 8” 4.98m x 4.77m



Kitchen / Dining Room

10’ 3” x 15’ 8” 3.12m x 4.77m



Bedroom One

12’ 1” x 9’ 7” 3.68m x 2.92m



Bedroom Two

11’ 3” x 8’ 6” 3.43m x 2.59m



Bedroom Three

10’ 5” x 6’ 6” 3.17m x 1.98m

Location

Coed y Felin is located on the outskirts of the famous medieval walled castle town of Conwy with its wealth of local shops, hostleries, 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 proceed round the one way system until you reach the roundabout, take the right turn down by the side of the castle, follow the road round and take the second left into Bryn Castell, then 1st right into Coed y Felin where number 14 can be found at the far end on the right.

Council Tax Band: D (provided on www.voa.gov.uk)
Energy Efficiency Rating: C
Tenure: Freehold

3 Bedroom Semi-Detached House

14 Coed Y Felin
Conwy
LL32 8QG

£289,500
REDUCED FROM £299,950

Reference Number: FP8273
27/2/2025

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:

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