





# A WELL PRESENTED GRADE TWO LISTED TOWNHOUSE

## Description

A charming and well-presented Grade II listed townhouse, currently arranged as three individual apartments.

This attractive period property retains many original character features and offers deceptively spacious accommodation, with excellent potential to create a stylish home with income, subject to the relevant planning consents.

Currently laid out The ground floor has two bedrooms with a fitted kitchen and bathroom, while retaining original character features and offering deceptively spacious accommodation.

The first-floor apartment can be accessed via a two-way lockable door making it into a maisonette, offering one double bedroom, bathroom, lounge and kitchen.

The top floor flat has been recently modernised and refurbished by current owners and boasts stunning picturesque views of the historic town of Conwy and towards the Conwy Estuary and benefits from electric heating.

Hodesdon also benefits from mains gas fired central heating in the ground and first floor apartments, gated off-road parking and close walking distance to all local, restaurants, shops and public houses. Externally, the property benefits from a low-maintenance garden to the rear, providing a peaceful retreat for outdoor relaxation, as well as a small front garden with charming curb appeal. There is also the benefit of convenient access to local amenities.

Property to the rear benefits from gated off-road parking with a mostly paved garden enjoying privacy and stairway access to upper floors.

Viewing recommended by the agent.

- ✓ SEPARATED INTO THREE INDIVIDUAL APARTMENTS
- ✓ SITUATED IN THE HISTORIC TOWN WALLS OF CONWY
- ✓ RETAINS ORIGINAL CHARACTER FEATURES
- ✓ ENCLOSED GATED OFF-ROAD PARKING
- ✓ FREEHOLD TENURE
- ✓ NO CHAIN

## Ground Floor Apartment

### Kitchen

14' 2" x 6' 9" 4.31m x 2.06m



### Bedroom One

13' 8" x 11' 7" (Max) 4.16m x 3.53m (Max)



### Bedroom Two

12' 9" x 6' 9" 3.88m x 2.06m

### Bathroom

8' 7" x 3' 5" 2.61m x 1.04m

### Lounge / Diner

13' 10" x 17' 2" 4.21m x 5.23m

## First Floor Apartment: Entrance via Internal and External Stairway

### Kitchen

9' 7" x 5' 7" 2.92m x 1.70m



### Bedroom One

13' 8" x 11' 9" 4.16m x 3.58m

### Lounge

16' 11" x 12' 5.15m x 3.66m

### Bathroom

13' 10" x 17' 2" 4.21m x 5.23m

## Top Floor Apartment: Entrance via External Stairs Only

### Kitchen / Diner

9' 8" x 8' 3" 2.94m x 2.51m



### Bedroom One

11' x 13' 8" 3.35m x 4.16m

### Lounge

13' 4" x 9' 7" 4.06m x 2.92m

### Shower Room

7' x 5' 10" 2.13m x 1.78m

### Location

The property is situated within the walls of this medieval town famous for its Castle and Bridges. The town has an array of retail outlets, medical centre, library and several places of historic interest. There is a local primary and secondary school, social and recreational facilities includes 18 hole golf course and a yachting marina.

### Directions

From our Conwy office turn right on foot and follow the road down past the car park , continue towards the roundabout where the property can be found on the right.

Council Tax Band: TBC (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Efficiency Rating: TBC

## TOWN HOUSE 3 SEPARATE APARTMENTS

HODESDON  
7 ROSEHILL STREET  
LL32 8LD

NO CHAIN

**£395,000**  
REDUCED FROM £425,000

Reference Number: FP8203  
18/11/2024

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  
fax: 01492 583616  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

