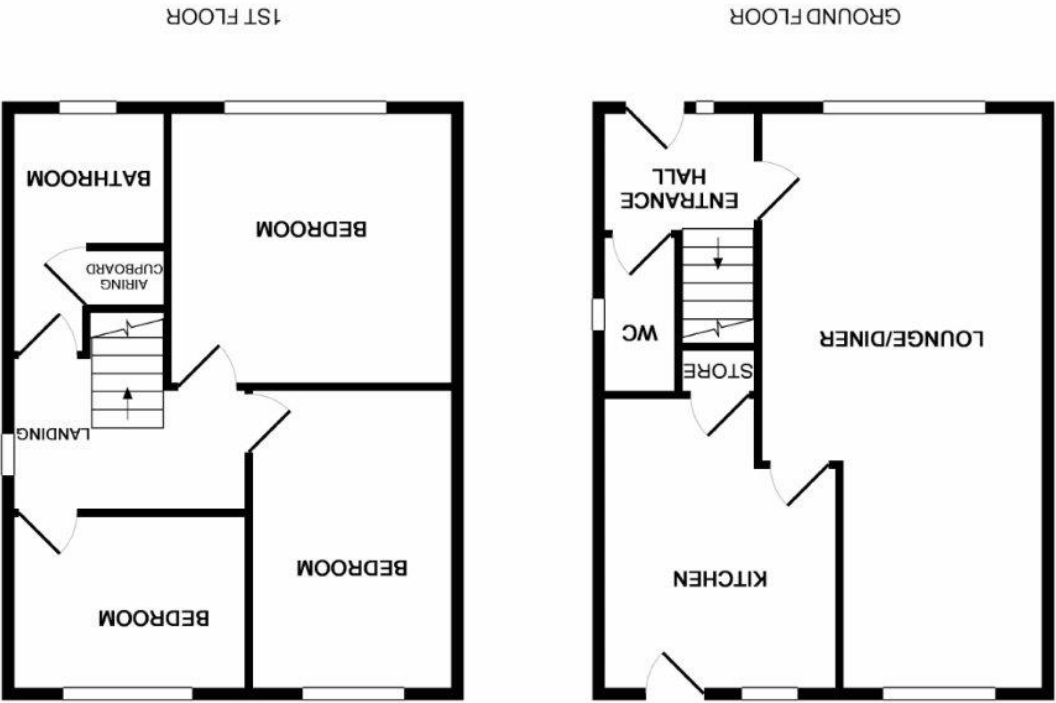




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





REFURBISHED TO A HIGH STANDARD THROUGHOUT IS THIS ELEVATEDTHREE BEDROOM SEMI-DETACHED HOME SITUATED IN A MOST POPULAR AND CONVENIENT RESIDENTIAL LOCATION

Description

This three-bedroom semi-detached home sits on an elevated position providing lovely views to the front. The property has been fully refurbished to a high standard inside and outside and is situated in one of the areas most popular and convenient locations. The accommodation in brief comprises, entrance hall with glazed front door, wooden floor, window to side, carpeted staircase to first floor. The living room is open plan to the dining room and benefits from being dual aspect with window to the rear, and window to the front with views allowing plenty of natural lighting, carpeted flooring, radiators, feature electric fire inset chimney breast. The kitchen has a window to the rear, glazed door to the rear, and glazed door to the living room, tiled floor, radiator, under stairs storage cupboard, modern wall and base level units with complimentary wooden work tops and returns, integrated electric oven and hob, with extractor hood above, sink, drainer, and extendable mixer tap. The landing is carpeted with window to the side, and loft access hatch. Bedroom one is a spacious room with large window to the front allowing natural lighting with scenic views, carpet floor, radiator. Bedroom two is a second double room with window to the rear, radiator, and carpet floor. While bedroom three is a good-sized room with carpet floor, radiator, and window to the rear. The bathroom has been fitted with a three-piece modern white suite comprising panelled bath with shower and screen, pedestal wash hand basin, and low-level WC, tiled flooring, window to the front, feature heated towel rail, and fitted storage cupboard over the staircase. Externally the property is garden fronted with an attractive lawn split by the driveway which allows parking for three vehicles and leads to the garage with up and over door to the front, and door to the rear, with lighting and power supply, the front has walled and hedgerow boundaries. The rear garden is fully enclosed via fenced boundaries and is split level, the lower level is paved and provides shading from the sun, level one has artificial grass ideal for outdoor games, while the third level is decked for seating to enjoy the elevated views over a glass of wine or cup of coffee. The property benefits from full double glazing, and gas central heating via a combination boiler that also supplies the hot water.

- ✓ ELEVATED SEMI DETACHED
- ✓ THREE BEDROOMS
- ✓ DRIVEWAY & GARAGE
- ✓ FRONT & REAR GARDENS
- ✓ REFURBISHED TO HIGH STANDARD
- ✓ POPULAR & CONVENIENT LOCATION

Hallway

6' 5" x 4' 2" 1.95m x 1.27m

Cloakroom

6' 4" x 3' 2" 1.93m x 0.96m

Living & Dining Room

23' 11" x 11' 7" 7.29m x 3.53m



Kitchen

12' 6" x 9' 6" 3.81m x 2.89m



Landing

9' 8" x 7' 10" 2.94m x 2.39m

Bedroom One

11' 6" x 11' 3.50m x 3.35m



Bedroom Two

11' 10" x 8' 4" 3.60m x 2.54m



Bedroom Three

9' 8" x 6' 7" 2.94m x 2m

Bathroom

10' x 6' 4" 3.05m x 1.93m



Garage

Location

Allt Y Coed 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 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, where the property is situated at the top of the road.

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

3 Bedroom Semi Detached Home

1 Allt Y Coed  
Conwy  
LL32 8UE

OFFERS OVER  
**£258,000**  
REDUCED FROM £275,000

Reference Number: FP8406  
24/6/2025

Fletcher & Poole,  
3 Lancaster Square,  
Conwy, LL32 8HT

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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)

