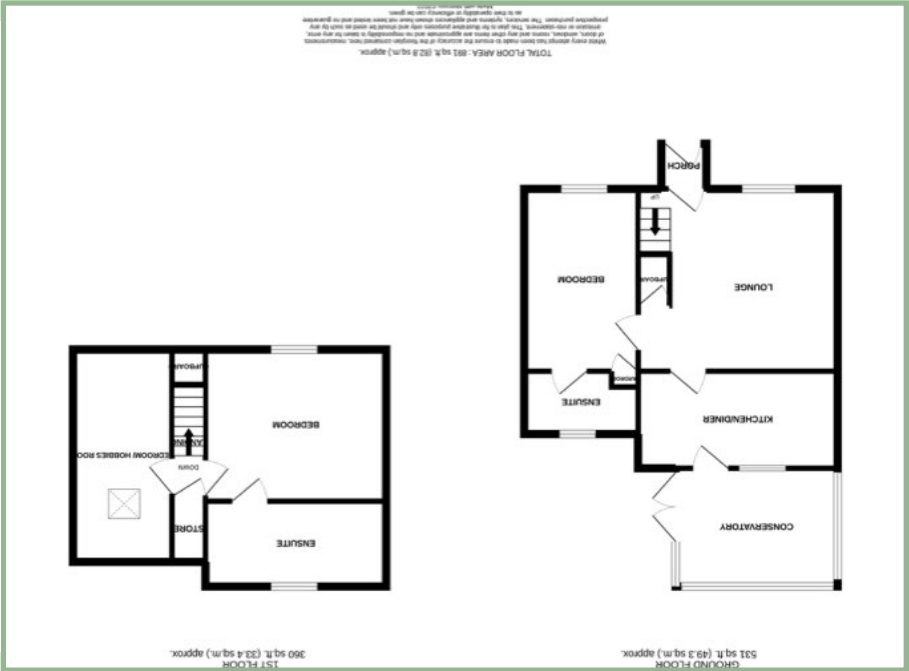


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Score	Energy rating	Current	Potential
92+	A	85 B	115 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Two/Three Bedroom End Terrace Stone Cottage

Description

An immaculately presented two/three bedroom end terrace stone fronted cottage situated in the beautiful Conwy Valley, enjoying superb uninterrupted countryside and mountain views.

Oakleigh Cottage is currently run as a holiday cottage, and cannot be used as a main residence, as there is an occupancy clause stating that it can only be used for ten months of the year.

The cottage is one of only four in a small hamlet on the outskirts of the village, close to Conwy Water Gardens and the Dutch Pancake House.

The accommodation comprises: Entrance porch, lounge with exposed stone fireplace with open fire. Kitchen/diner with integrated fridge/freezer, electric oven and hob, conservatory with double doors into the garden, double bedroom with en-suite shower room. To the first floor: Landing with storage cupboard which has plumbing for a washing machine. Master bedroom with built in storage cupboard and en-suite bathroom. Bedroom three/hobbies room with reduced height door and under-eaves storage area. Double glazed timber windows and air source heating.

Outside to the front the garden is laid mainly to lawn with established trees and shrubs. There is a rear garden with lawned and patio areas from which to enjoy the superb views. An attached rendered, slate tiled roof storage building accommodating the solar inverter and hot water storage to the side of the cottage along with two allocated parking spaces.

- ✓ PRETTY END TERRACE STONE COTTAGE
- ✓ SITUATED IN A HIGHLY SOUGHT AFTER VILLAGE
- ✓ ENJOYS SUPERB COUNTRYSIDE & MOUNTAIN VIEWS
- ✓ LOVELY GARDENS & PARKING
- ✓ CAN ONLY BE USED FOR TEN MONTHS OF THE YEAR
- ✓ CURRENTLY RUN AS A HOLIDAY LET
- ✓ NO CHAIN
- ✓ AIR SOURCE HEATING WITH SOLAR PANELS

Porch

3' 7" x 3' 1.09m x 0.91m

Lounge

13' x 14' 2" 3.96m x 4.31m



Kitchen/Diner

14' 2" x 6' 11" 4.31m x 2.11m



Conservatory

11' 5" x 8' 5" 3.48m x 2.56m



Bedroom Two

11' 4" x 8' 1" 3.45m x 2.46m

En-Suite Shower Room

8' 1" max x 4' 4" 2.46m max x 1.32m

Landing

4' 7" x 3' 10" 1.40m x 1.17m

Master Bedroom

14' 1" x 10' 10" 4.29m x 3.30m



En-Suite Bathroom

10' 10" x 6' 3.30m x 1.82m

Bedroom Three/Hobbies Room

15' max x 8' 1" 4.57m max x 2.46m

Storage Building (Housing Solar Inverter and Hot Water Storage)

6' x 4' 1.82m x 1.22m

Location

Rowen is often described as the prettiest village in the Conwy Valley and has a local shop and hostelry whilst the Medieval walled town of Conwy is some three miles distant with easy access to the A55 Dual Carriageway for Chester and the Motorways beyond.

Directions

From our Conwy office turn left into Uppergate Street, first left and then right into St. Agnes Road. Go down to the bottom of the hill and go straight on at the crossroads on the Llanrwst Road. Go up the hill out of Conwy for approximately 2/3 miles until reaching the famous Groes Inn on the right hand side. Turn right immediately signposted Rowen. Proceed towards the village, turn right signposted Conwy Water Gardens and Pancake House where Oakleigh can be found on the right.

Council Tax Band: G (provided on www.voa.gov.uk)
Energy Efficiency Rating: B

2/3 Bedroom End Terrace Cottage

OAKLEIGH COTTAGE

1 GLYN ISA
ROWEN
CONWY
LL32 8TP

NO CHAIN

£275,000

Reference Number: FP7604
29/07/2024

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
web: www.fletcherpoole.com

