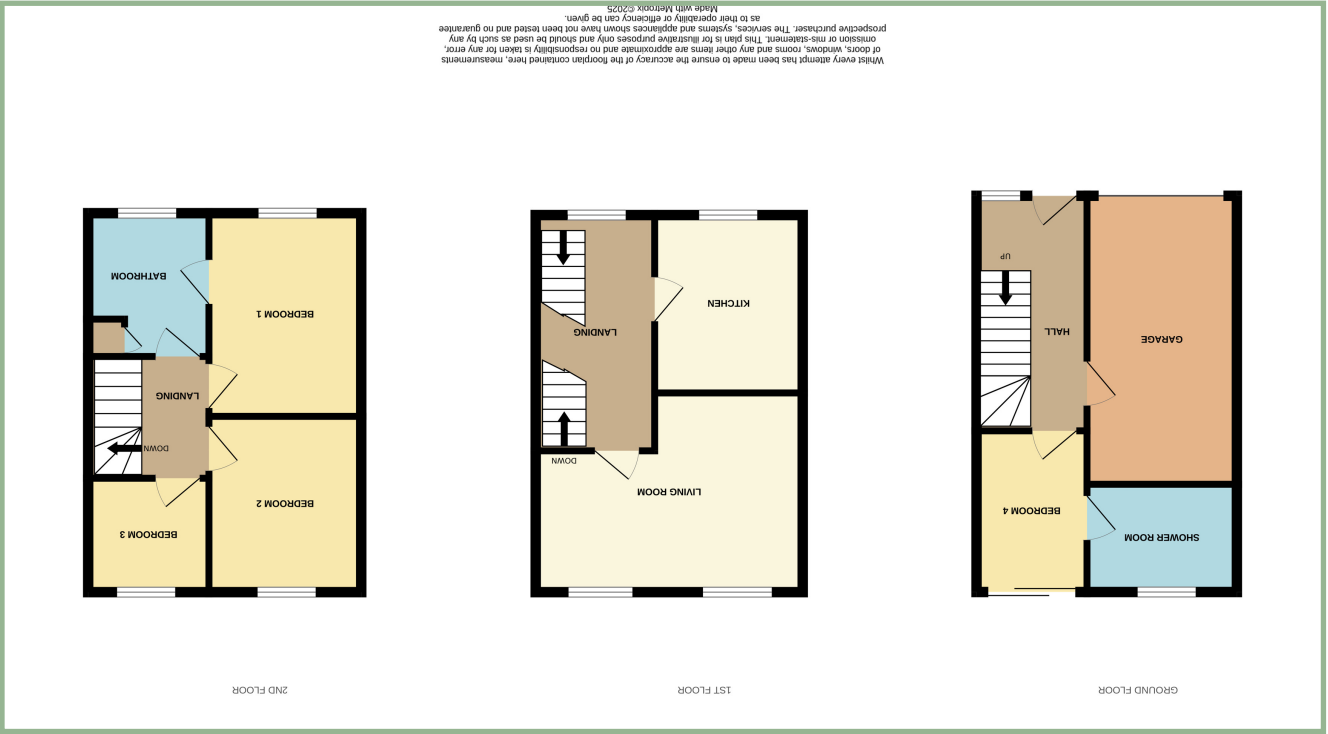


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



WELL PRESENTED AND VERSATILE FOUR BEDROOM TOWN HOUSE SITUATED IN A
HIGHLY POPULAR LOCATION JUST A MINUTES WALK FROM THE TOWN CENTRE

Description

This four-bedroom town house offers most versatile accommodation and is situated in a highly popular location just outside of the Conwy walls, just a minute’s walk to the town centre. Offered for sale with NO CHAIN viewing is strongly recommended to fully appreciate the size, versatility, and location of the property.

The accommodation in brief comprises, entrance hallway with stairs to first floor, part wooden and part carpeted flooring, radiator, window to front, glazed front door, understairs utility area with plumbing for washing machine. The integral garage offers additional space for storing a vehicle but is ripe for conversion to a further reception, home gym or office. Bedroom four is located on the ground floor and has sliding patio doors to the rear garden, radiator, carpeted flooring. The ground floor shower room is located off bedroom four and is fitted with a three-piece suite comprising, enclosed shower cubicle, pedestal wash hand basin and low-level WC, tiled splash back areas, window to rear, and radiator. The first-floor landing has a window to the front, stairs to upper floor, laminate flooring. The living room has two windows allowing natural lighting to flow, radiator, wooden flooring, and feature fireplace with electric fire. The kitchen is fitted with matching wall and base units, complimentary roll top work surface, with integrated stainless-steel sink, drainer and mixer tap, integral oven, four ring gas hob, extractor hood, space and plumbing for dishwasher or washing machine, space for fridge-freezer and small dining area, window to the front and radiator, vinyl flooring. The second-floor landing has carpeted flooring and a fitted airing cupboard. Bedroom one and bedroom two have fitted wardrobes, window to front (bed 1), window to rear (bed 2), radiator, and carpeted flooring. Bedroom three has a window to the rear, radiator, and carpeted flooring. The bathroom is fitted with a three-piece white suite comprising, panel bath with shower and glass screen, pedestal hand wash basin, and low-level WC, tiled splash back areas, vinyl floor, window to front, and fitted storage cupboard.

The property is fully double glazed, and gas central heated via a combination boiler that provides the hot water. There is parking for two vehicles to the front, paved access to the side, leading to the rear garden, which is fully enclosed and has paved seating area, lawn area, and mature plant, shrub and hedge borders.

- ✓ VERSATILE TOWN HOUSE
- ✓ FOUR BEDROOMS
- ✓ TWO BATHROOMS
- ✓ CENTRAL CONWY TOWN LOCATION
- ✓ PARKING & GARAGE
- ✓ NO CHAIN

Entrance Hallway

13’ 4” x 6’ 3” 4.06m x 1.90m



Bedroom Four

9’ 1” x 7’ 9” 2.77m x 2.36m



Ground Floor Shower Room

6’ x 4’ 11” 1.82m x 1.50m

Integral Garage

16’ 4” x 8’ 6” 4.98m x 2.59m

First Floor Landing

13’ 4” x 6’ 7” 4.06m x 2m



Lounge

15’ 5” x 11’ 3” 4.70m x 3.43m



Kitchen

10’ x 8’ 4” 3.05m x 2.54m

Second Floor Landing

6’ 6” x 6’ 6” 1.98m x 1.98m

Bedroom One

11’ 6” x 8’ 8” 3.50m x 2.64m

Bedroom Two

9’ 9” x 8’ 8” 2.97m x 2.64m

Bedroom Three

6’ 6” x 6’ 4” 1.98m x 1.93m

Bathroom

7’ 10” x 6’ 6” 2.39m x 1.98m

Location

The historic walled town of Conwy is located on the banks of the River Conwy and is famous for its Castle and Bridges. There is a busy harbour, marina, 18-hole golf course, wealth of local shops, and schools, and is located on a bus route and railway line. The A55 Expressway for easy access to Chester and motorways is nearby.

Directions

From our Conwy office take the second left turning (just after the arch) into Mount Pleasant. Turn right into the car park where the entrance to Pentre Wech can be found at the far end.

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

4 Bedroom Townhouse

3 Pentre Wech
Conwy
LL32 8NT

£345,000

Reference Number: FP8304
26/3/2025

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
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fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

