

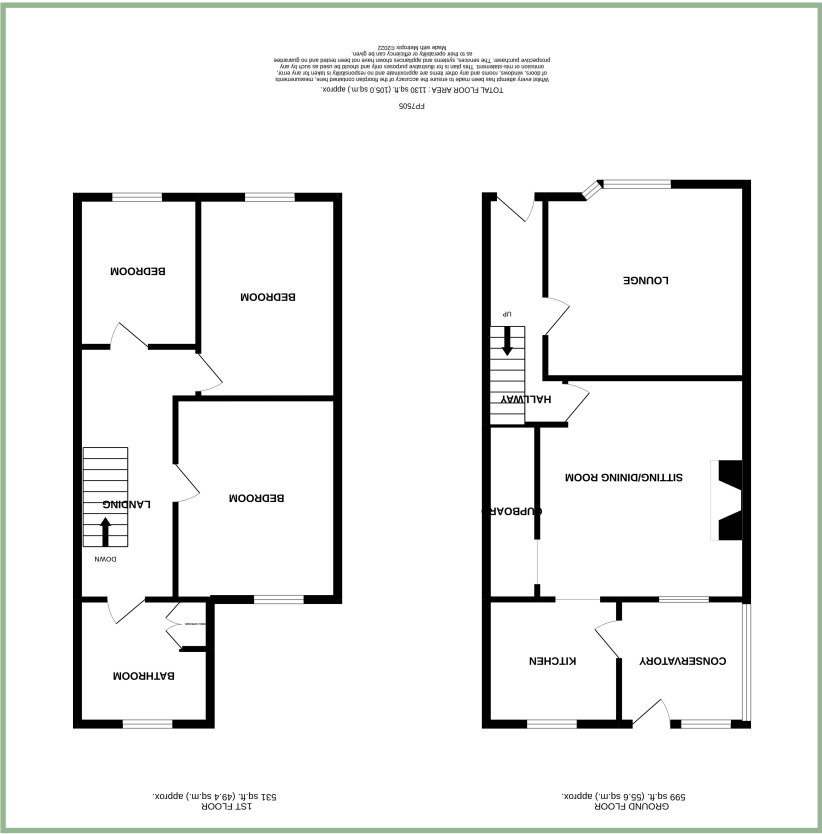
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

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Fletcher & Poole



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	83 B
39-54	E		
21-38	F		
1-20	G		



Spacious Three Bedroom Mid Terrace Home

Description

A deceptively spacious and well planned three bedroom mid terrace home situated on a quiet ‘no through road’, close to the centre of the town and enjoying views over Crafnant Forest.

The accommodation comprises: Entrance hall, lounge with stone fireplace and electric fire, dining/sitting room with gas fire with back boiler and walk in pantry/under-stairs storage cupboard, modern kitchen with built in electric double oven, gas hob and space and plumbing for a washing machine, access into the conservatory. To the first floor: Good size landing with access into the fully boarded and insulated loft which has a drop down ladder and Velux window. Two double bedrooms, single bedroom and bathroom. UPVC double glazing and gas fired back boiler for the heating , with separate hot water cylinder.

To the outside there is a parking space to the front, small area for planting and a good size landscaped rear garden with a flagged seating area, lawn, and an area with a timber shed. Timber gate providing rear access.

- ✓ DECEPTIVELY SPACIOUS THREE BEDROOM MID TERRACE HOME
- ✓ SITUATED ON A QUIET NO THROUGH ROAD
- ✓ ENJOYS FAR REACHING CRAFTNANT VALLEY VIEWS
- ✓ OVERLOOKS THE RAILWAY TO THE RAR
- ✓ CONSERVATORY & LOVELY REAR GARDEN

Hallway

15’ 1” x 4’ 10” max 4.60m x 1.47m

Lounge

12’ 10” x 13’ 3” 3.91m x 4.04m



Dining/Sitting Room

14’ x 13’ 10” 4.26m x 4.21m



Kitchen

8’ 11” x 7’ 2” 2.71m x 2.18m



Conservatory

7’ 11” x 9’ 5” 2.41m x 2.87m



Landing

17’ 11” x 7’ 5” max 5.46m x 2.26m

Bedroom One

14’ 6” x 10’ 10” 4.42m x 3.30m



Bedroom Two

13’ 4” x 8’ 9” 4.06m x 2.66m

Bedroom Three

9’ 11” x 8’ 1” 302m x 2.46m

Bathroom

8’ 11” x 7’ 2” 2.71m x 2.18m

Location

Situated on the outskirts of the market town of Llanrwst, with an array of shops, transport links and the famous Tu Hwnt i’r Bont tea rooms. Rhodfa Deg boasts superb views over the Snowdonia National Park.

Directions

From our Conwy office proceed back onto the A55 (east direction), come off at the slip road sign posted Glan Conwy, proceed onto the A470, on approaching the town of Llanrwst, turn left onto George Street, left onto John Street.

Council Tax Band: C (provided on www.voa.gov.uk)

Energy Efficiency Rating: D

3 Bedroom Mid Terrace House

5 JOHN STREET
LLANRWST
CONWY
LL26 0DR

£195,000
REDUCED FROM £215,000

Reference Number: FP7505

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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email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

