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www.fletcherpoole.com

Fletcher & Poole



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



Immaculately Presented Two Bedroom Mid Terrace Cottage

Description

An immaculately presented two-bedroom mid terrace cottage, recently renovated to a very high standard. Situated just outside the castle walls, Tideways is ideally located with easy access to the shops, bars, restaurants, harbour and mountain walks.

The accommodation comprises: open plan yet cosy lounge with electric fire, onto the central dining room area, with breakfast bar leading to the extended modern fitted kitchen, with integrated dishwasher, electric oven, hob and extractor and space for a fridge freezer, downstairs WC/utility area. To the first floor: Two double bedrooms and modern shower room. UPVC double glazing, composite front door and gas fired Worcester combination boiler.

To the rear of the property there is access to the rear sunny private patio with space for a hot tub, and gated access. On road parking located to the front. This property needs to be seen to be truly appreciated and would make a fantastic investment. Offered with no ongoing chain.

NB - Photos are illustrative when furniture was in the property and were taken circa 2024

- ✓ TWO BEDROOM EXTENDED MID-TERRACE COTTAGE
- ✓ CURRENTLY RAN AS A SUCCESSFUL HOLIDAY LET
- ✓ RECENTLY RENOVATED AND IMMACULATLY PRESENTED THROUGHOUT
- ✓ LOCATED JUST OUTSIDE OF THE CASTLE WALLS
- ✓ PRIVATE REAR PATIO AREA
- ✓ NO CHAIN

Lounge

14' 9" x 12' 2" 4.49m x 3.71m



Dining Room

13' 2" x 8' 3" 4.01m x 2.51m



Kitchen

10' x 8' 5" 3.05m x 2.56m



Utility/W.C.

5' 9" x 9' 1.72m x 2.74m

Bedroom One

11' 7" x 9' 2" 3.53m x 2.79m



Bedroom Two

11' 4" x 8' 7" 3.45m x 2.61m



Shower Room

8' 2" x 5' 8" 2.49m x 1.72m



Location

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

Directions

From our Conwy office proceed left into Uppergate Street through the arch, take the second right onto Old Road, follow the road down where number 11 can be found on the left.

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

Energy Efficiency Rating: D

2 Bedroom Mid Terrace Cottage

TIDEWAYS
11 BRYN HYFRYD TERRACE
CONWY
LL32 8PH

£275,000

Reference Number: FP7740

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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