



Score	Energy rating	Current	Potential
92+	A	71 C	74 C
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



SPACIOUS TWO BEDROOM GROUND FLOOR FLAT CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Description

A two-bedroom ground floor flat offering a well-proportioned layout and situated in a convenient residential location, the property is perfect first-time buyers, or those looking to downsize and put their own stamp on a property. Briefly affording; entrance; kitchen, bathroom, two bedrooms and living room. The property also boasts close proximity to the historic walled town of Conwy offering a wide range or public houses, restaurants and shops. Viewing recommended.

- ✓ GROUND FLOOR TWO BEDROOM FLAT
- ✓ SPACIOUS LAYOUT WITH DEFINED LIVING & SLEEPING AREAS
- ✓ IN NEED OF SOME MODERNISATION - GREAT POTENTIAL TO ADD VALUE
- ✓ GARDENS TO FRONT & REAR
- ✓ CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS

Living Room

11' 2" x 12' 8" 3.41m x 3.88m



Kitchen

8' 7" x 8' 10" 2.63m x 2.71m



Bedroom One

11' 10" x 10' 7" 3.62m x 3.24m



Bedroom Two

7' 1" x 7' 11" 2.17m x 2.42m



Shower Room

6' 9" x 5' 9" 2.08m x 1.75m



Hallway

9' 11" x 3' 3" 3.03m x 1.01m

Location

Gorlan is located on the outskirts of the famous medieval walled castle town of Conwy with its wealth of local shops, hostelryes, 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

From our Conwy office turn left onto Uppergate Street, proceed through the arch and bear left onto St.Agnes Road, right onto Pengarth and immediate left onto Gorlan, follow the road round where number 26 can be found.

Council Tax Band: A (provided on www.voa.gov.uk)
Energy Efficiency Rating: C
Tenure: Leasehold
Agent Notes. The property is leasehold with a 125 year lease. Ground Rent of £10 per annum. Pets ok. Short term lets ok.

2 Bedroom Ground Floor
Flat

26 Gorlan
Conwy
LL32 8RS

£135,000

Reference Number: FP8365
12/5/2025

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

By appointment contact:

tel: 01492 583100
fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

