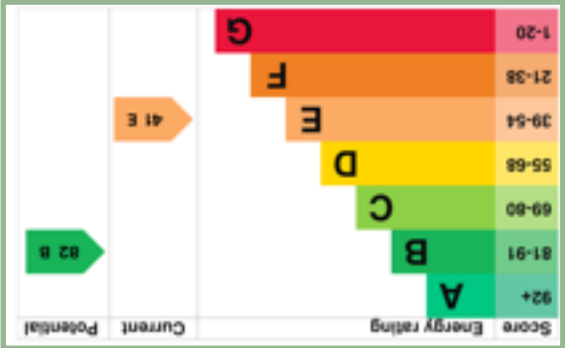


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any warranty in relation to the property and we have no authority to do so on behalf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



# Three Bedroom, Four Storey Detached Character Home Within The Castle Walls

## Description

A simply superb three-bedroom, four storey detached period property situated in the heart of the historic walled town of Conwy quietly tucked into the castle wall itself less than a 2 minute walk to the town centre and train station. Bryn Dedwydd occupies a lovely position at the head of Rosemary Lane with views over the castle walls, castle, turret and the landscaped gardens for St Michael's Church. The immaculately presented and very well-maintained accommodation retains some lovely period features. In brief the accommodation comprises: Lounge with oak wood flooring, dining room with oak wood flooring and slate fireplace, kitchen with gas hob and double electric oven, integrated fridge/freezer, dishwasher, washing machine, dryer and granite worktops and drainage surface. There is a small set of steps leading down to the office/hobbies room that could be used as a bedroom. From the lounge there are stairs leading to the first floor: Landing with store cupboard and feature exposed wooden beams, two bedrooms one with spacious deep storage, modern contemporary shower room and bathroom, a further staircase leads to the fantastic top floor room which was previously used as a lounge, but could also be a bedroom or work area with feature exposed wood beams. Single glazed timber windows which are mostly sash all with stunning views and heating via a gas fired Worcester combination boiler. To the outside there is a low maintenance small front garden area laid to flagstones and slate shingle, a side area either side of the property with W.C and storeroom, the front of the property enjoys the sunshine in the morning with it then moving to the side of the house in the afternoon. The property currently rents a parking space from St Michael's Church for £100 per annum, which for the location is a rare opportunity. The property is being sold with NO CHAIN!

- ✓ THREE BEDROOM, FOUR STOREY CHARACTER PROPERTY
- ✓ SITUATED WITHIN THE CASTLE WALLS
- ✓ ENJOYS SUPERB VIEWS
- ✓ LOW MAINTENANCE GARDENS
- ✓ IMMACULATELY PRESENTED AND WELL MAINTAINED
- ✓ RENTS A PARKING SPACE FROM THE CHURCH
- ✓ NO CHAIN
- ✓ FREEHOLD

## Office

12' 5" x 11' 1" 3.78m x 3.39m



## Lounge/Snug

12' 6" x 8' 3.81m x 2.44m



## Dining Room

12' 4" x 9' 9" 3.76m x 2.97m



## Kitchen

21' 10" x 5' 3" 6.65m x 1.59m



## Bedroom One

12' 9" x 8' 3.88m x 2.45m



## Bedroom Two

12' 5" x 7' 3.78m x 2.13m

## Lounge/Bedroom 3

21' 8" x 12' 10" 6.61m x 3.91m



## Location

The property is situated within the walls of this medieval town famous for its Castle and Bridges. The town has an array of retail outlets, medical centre, library and several places of historic interest. There is a local primary and secondary school, social and recreational facilities includes 18 hole golf course and a yachting marina.

## Directions

From our Conwy office turn right onto Rosemary Lane where Bryn Dedwydd can be found towards to top of the road on the left.

Council Tax Band: F (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Efficiency Rating: E

3 Bedroom, 4 Storey  
Detached Home

Bryn Dedwydd  
Rosemary Lane  
Conwy  
LL32 8HY

NO CHAIN

£295,000

REDUCED FROM £370,000

Reference Number: FP7944  
12/2/2024

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](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

