



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



RARE OPPORTUNITY TO PURCHASE A TRADITIONAL THREE BEDROOM BAY FRONTED SEMI DETACHED WITH PARKING AND NO CHAIN WITHIN THE CONWY WALLS

Description

A rare opportunity has arisen to purchase a traditional bay fronted semi detached home within the walls of Conwy Town with the added bonus of having gardens and a driveway! Offered for sale with NO CHAIN early viewing is essential! The accommodation in brief comprises, porch with tiled floor, shelving, glazed front door, radiator, and glazed door to the hall, which has understairs storage cupboard, wood flooring, stairs with spindles and banister, and radiator. The sitting/dining room is a spacious open plan dual aspect room with bay window to the front and window to the rear, wooden flooring, radiators, and feature fireplace. The kitchen is fitted with matching modern wall and base units, complimentary work tops, stainless steel sink, drainer, and mixer tap, integrated oven and hob, space and plumbing for other kitchen appliances, two windows to the rear, radiator, wooden floor, and glazed door to the side. The first-floor landing has a window to the front, carpet floor and doors to all first-floor rooms. Bedroom one has fitted wardrobes across one wall, bay window to the front, carpet floor, and radiator. Bedroom two is a second double with window to rear, carpet floor and radiator. Bedroom three is a good-sized room with window to rear, and radiator. The bathroom is fitted with a three-piece modern white suite comprising panel bath and separate shower cubicle , pedestal wash hand basin, low level WC, chrome heated towel rail, tiled splash back areas, and window to the rear.

The property has a driveway to the front allowing off road parking, there is a low maintenance front and rear garden with mature flower bed borders, stone wall and high hedge boundaries. The property is fully double glazed and gas central heated.

- ✓ BAY FRONTED TRADITIONAL SEMI
- ✓ THREE BEDROOMS
- ✓ MODERN KITCHEN & BATHROOM
- ✓ DRIVEWAY & GARDENS
- ✓ SPACIOUS LIVING ROOM
- ✓ NO CHAIN

Porch

6' 1" x 3' 4" 1.85m x 1.01m

Hallway

11' x 6' 3.35m x 1.82m

Sitting/Dining Room

24' 8" x 12' 7.52m x 3.66m



Kitchen

11' 2" x 7' 4" 3.40m x 2.23m



Landing

14' 2" x 7' 11" 4.31m x 2.41m

Bedroom One

12' 5" x 10' 9" 3.78m x 3.27m



Bedroom Two

11' 4" x 8' 9" 3.45m x 2.66m



Bedroom Three

7' 8" x 6' 6" 2.33m x 1.98m

Shower Room

10' 4" x 4' 11" 3.15m x 1.50m



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 include 18-hole golf course and a yachting marina.

Directions

From our Conwy office turn left onto Uppergate Street where number 16 can be found on the right.

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

3 Bedroom Semi
Detached Home

12 Uppergate Street
Conwy
LL32 8RF
NO CHAIN

£299,950
REDUCED FROM £325,000

Reference Number: FP8355
13/5/2025

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

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