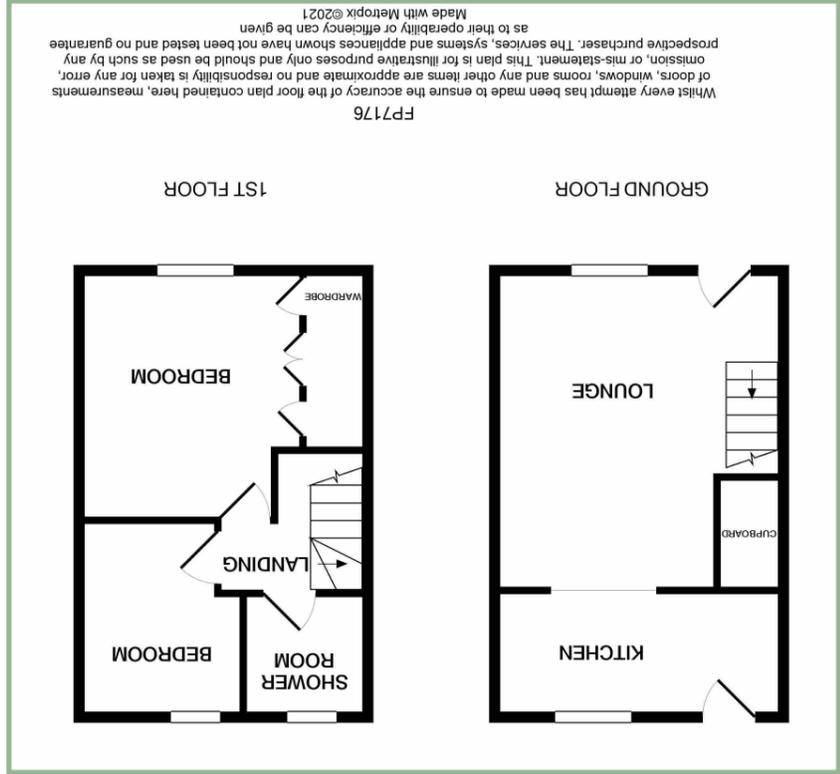


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com

Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	69 C	
81-91	B		90 B
92+	A		



Refurbished Two Bedroom Mid Terrace Cottage With Lovely Views

Description

A simply beautiful two bedroom mid terrace cottage being one of only three situated just outside the castle walls.

Y Bwythyn enjoys views of the castle walls and turret, views over Conwy and the Carneddau mountains to the front aspect.

The current owner has sympathetically refurbished the cottage creating a light, yet cosy home, with a lovely attention to detail; to include extensive renovations including Ledge and Brace Douglas Fir doors, newly fitted Esse log burner, Howdens kitchen, flooring and many more improvements.

The accommodation comprises: Lounge/diner with Esse log burner, access into the recently fitted kitchen with integrated washing machine, gas hob and electric oven. To the first floor: Landing, master bedroom with built in wardrobes, bedroom two with fitted window seat, shower room. Upvc double glazing and recently installed Worcester gas combination boiler.

To the rear of the property there is a low maintenance courtyard garden with stone outhouse and raised beds, fence and wall boundaries.

- ✓ BEAUTIFULLY PRESENTED TWO BEDROOM MID TERRACE COTTAGE
- ✓ SITUATED JUST OUTSIDE THE CASTLE WALLS
- ✓ ENJOYS LOVELY VIEWS
- ✓ IDEAL HOLIDAY HOME OR HOLIDAY LET RECENTLY REFURBISHED CREATING A LIGHT YET COSY COTTAGE

Lounge/Diner

14' 1" x 12' 8" 4.29m x 3.86m



Kitchen

12' 7" x 5' 6" 3.83m x 1.67m



Landing

Access to loft.

Master Bedroom

12' 8" x 11' 3.86m x 3.35m



Bedroom Two

8' 5" x 7' 2.56m x 2.13m



Shower Room

5' 2" x 5' 2" 1.57m x 1.57m



Location

The property is situated just outside of 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 left and left through the archway onto Mount Pleasant, continue to the top of the hill, turn right where number 2 can be found on the right.

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

Energy Efficiency Rating: C

2 Bedroom Mid Terrace Cottage

Y BWYTHYN
2 MOUNT PLEASANT
CONWY
LL32 8NY

£235,000

Reference Number: FP7176

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

