

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		
			89 B



Deceptively Spacious Two Bedroom Mid Terraced Home

Description

A deceptively spacious two-bedroom mid terraced home located in a popular residential area close to all local amenities and transport links.

The property benefits from UPVC double glazing, gas fired central heating, (New boiler installed 2021). A 20 year damp proof certificate is held and is in level walking distance to a public house and shop.

The accommodation comprises, lounge, breakfast kitchen with integrated cooker, space and plumbing for cooker, two double bedrooms and family bathroom.

- ✓ SOLD AS AN ONGOING CONCERN WITH TENANTS IN SITU
- ✓ ACHIEVING APPROXIMATELY £675 P.C.M.
- ✓ DECEPTIVELY SPACIOUS TWO BEDROOM MID-TERRACE
- ✓ WALKING DISTANCE TO CORNER SHOP AND PUBLIC HOUSE
- ✓ CLOSE PROXIMITY TO A55 EXPRESSWAY
- ✓ FREEHOLD

Lounge

12' 8" x 9' 1" 3.86m x 2.77m



Breakfast Kitchen

9' 1" x 7' 11" 2.77m x 2.41m



Bedroom One

12' 8" x 9' 1" 3.86m x 2.77m



Bedroom Two

10' 2" x 8' 9" 3.10m x 2.66m



Bathroom

9' 1" x 7' 11" 2.77m x 2.41m

Outbuilding / Utility

9' 1" x 5' 4" 2.77m x 1.62m

Outside: Property has a small outbuilding attached to the rear currently used as utility area.

Location

The property is located in a popular residential area overlooking the centre of Glan Conwy which is located on the banks of the River Conwy. It is approximately 2 miles from the walled medieval town of Conwy and the A55 Expressway for easy access to Chester and the motorways beyond. Close to local shop, pub and takeaway.

Directions

From the agents office, join the A55 expressway, At junction 19, take the A470 exit to Betws-y-Coed/Llandudno At Glan Conwy Interchange, take the 1st exit onto Conway Rd/A470 At the roundabout, take the 3rd exit and stay on Conway Rd/A470 Continue straight to stay on Conway Rd/A470 Property will be viewed on the left.

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

Energy Efficiency Rating: D

2 Bedroom
Mid Terraced House

4 SEAVIEW TERRACE
GLAN CONWY
LL28 5SU

£136,000
Reduced From £140,000

Reference Number: FP8134
27/8/2024

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:

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

