

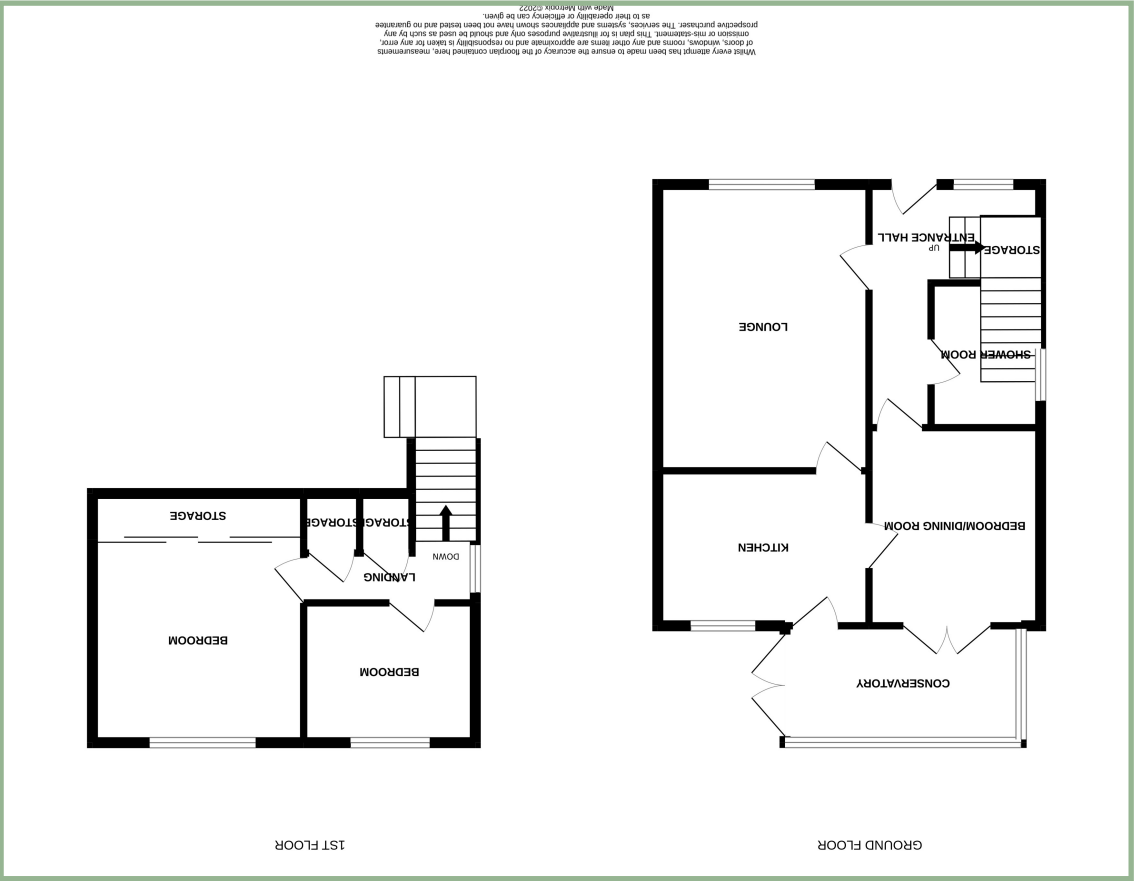
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





# AN IMMACULATELY PRESENTED TWO/THREE BEDROOM SEMI DETACHED HOME ENJOYING LOVELY VIEWS

## Description

An immaculately presented two/three bedroom semi-detached home situated in a quiet cul-de-sac location, enjoying lovely mountain and countryside views.

The property is situated just outside of the popular town of Conwy, and is within walking distance to the town, marina and local amenities.

The accommodation comprises: Hallway, lounge with electric fire, kitchen with space and plumbing for washer/dryer, conservatory with french doors to the rear, bedroom/dining room and shower room with double shower and rainfall shower-head and heated towel rail. To the first floor: Landing with airing cupboard, two double bedrooms (one with fitted wardrobes). UPVC double glazing and gas fired combination boiler (installed August 2025).

To the front of the property there is a garden mainly laid to lawn with a raised decked area. To the rear is a low maintenance garden laid to flagstones, driveway parking and a single garage with power and light.

- ✓ LIGHT & SPACIOUS TWO/THREE BEDROOM SEMI-DETACHED HOME
- ✓ WITHIN WALKING DISTANCE TO CONWY TOWN
- ✓ TUCKED IN A QUIET CUL-DE-SAC
- ✓ ENJOYS LOVELY COUNTRYSIDE & MOUNTAIN VIEWS
- ✓ DRIVEWAY PARKING & SINGLE GARAGE

## Kitchen

11' x 8' 4" 3.35m x 2.54m



## Conservatory

13' 3" x 6' 1" 4.04m x 1.85m



## Bedroom Two

11' 4" x 9' 3" 3.45m x 2.82m



## Lounge

15' 4" x 10' 11" 4.67m x 3.32m



## Hallway

13' 1" x 9' 2" max 3.99m x 2.79m

## Shower Room

5' 10" x 6' 8" 1.78m x 2.03m

## Landing

9' 3" x 2' 8" 2.82m x 0.80m

## Bedroom One

10' 11" x 11' 5" 3.32m x 3.48m



## Bedroom Three

9' 3" x 7' 6" 2.82m x 2.28m

## Garage

15' 6" x 9' 11" 4.70m x 3.02m

## Location

Located on the outskirts of the famous medieval walled castle town of Conwy with its wealth of local shops, public houses and restaurants, schools, library and doctors surgeries, 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 follow the one way system back to the castle. Take the left hand fork at the end of Castle Street and at the mini roundabout turn right (2nd exit). Proceed through the arch, down the hill and follow the road round to the right. Take the 2nd left into Bryn Castell, proceed up the hill and take the right turn into Bron yr Afon.

Council Tax Band: D (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: D

## 2/3 Bedroom Semi-Detached House

11 BRON YR AFON  
CONWY  
LL32 8LP

£265,000

Reference Number: FP8480  
3/10/2025

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

