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While every attempt has been made to ensure the accuracy of the brochure contained herein, measurements of rooms, fixtures, fittings, and other items are approximate and not intended to be used as such by any prospective purchaser. The services, fixtures, fittings, and other items are shown for illustrative purposes only and are not intended to be used as such by any prospective purchaser. The services, fixtures, fittings, and other items are shown for illustrative purposes only and are not intended to be used as such by any prospective purchaser.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





# BEAUTIFULLY PRESENTED TWO BEDROOM HOME SITUATED ON THE OUTSKIRTS OF THE HISTORIC CASTLE WALLS

## Description

A beautifully presented two-bedroom house situated in cul-de-sac location. Set just outside of historic castle walls enjoying close proximity to all local amenities, shops, town centre, schools and transport links.

The accommodation benefits from UPVC double glazing, gas fired central heating and one allocated parking space.

The property briefly affords, porch, lounge, W.C, kitchen/diner, two bedrooms and family bathroom.

Viewing recommended! No-onward chain.

- ✓ A BEAUTIFULLY PRESENTED TWO BEDROOM HOUSE
- ✓ SITUATED ON OUTSKIRTS OF HISTORIC CASTLE WALLS
- ✓ MODERN FITTED KITCHEN AND BATHROOM
- ✓ ALLOCATED PARKING TO FRONT
- ✓ REAR ENCLOSED GARDEN
- ✓ FREEHOLD TENURE

## Lounge

11' 9" x 12' 7" 3.58m x 3.83m



## W.C

5' 1" x 2' 11" 1.55m x 0.88m

## Kitchen/Diner

11' 9" x 8' 10" 3.58m x 2.69m



## Bedroom One

11' 1" x 9' 1" 3.38m x 2.77m



## Bedroom Two

12' 11" x 5' 9" 3.94m x 1.75m



## Bathroom

9' 6" x 5' 2.89m x 1.52m



## Location

The historic walled town of Conwy is located on the banks of the River Conwy and is famous for its Castle and Bridges. There is a busy harbour, marina, 18 hole golf course, wealth of local shops, and schools, and is located on a bus route and railway line. The A55 Expressway for easy access to Chester and motorways is near by.

## Directions

From our Conwy office take the second left turning (just after the arch) into Mount Pleasant. Turn right into the car park where the entrance to Pentre Wech can be found at the far end.

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

## 2 Bedroom Mid Terrace Home

18 Pentre Wech  
Conwy  
LL32 8NT

£224,000

Reference Number: FP8295  
20/3/2025

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)

