



A WELL PRESENTED TWO BEDROOM CHARACTER COTTAGE

Description

A delightful two-bedroom semi-detached cottage situated in an idyllic hamlet on the outskirts of Dwygyfylchi. The cottage is ideally situated close to the Sychnant Pass, superb mountain walks, village public house and a five-minute drive into the historic walled town of Conwy. The well appointed accommodation comprises: Lounge with feature fireplace, kitchen/dining room with door onto the rear courtyard. To the first floor: Two bedrooms and bathroom. Hardwood double glazing and gas central heating. Low maintenance front seating area and rear courtyard. Outside: To the front is a paved seating area. The rear of the property has an enclosed decked courtyard.

- ✓ SITUATED IN IDYLLIC HAMLET SETTING
- ✓ DIRECT ACCESS TO NATIONAL PARK AND ALL OUTDOOR PURSUITS
- ✓ ENCLOSED REAR DECKED COURTYARD
- ✓ FREEHOLD
- ✓ NO-ONWARD CHAIN

Lounge

12' 5" x 11' 11" 3.78m x 3.63m



Kitchen / Dining Room

11' 6" x 11' 3.50m x 3.35m



Landing

8' 11" x 9' 10" 2.71m x 3.00m

Bedroom One

12' 3" x 9' 10" 3.73m x 3.00m



Bedroom Two

8' 11" x 6' 8" 2.71m x 2.03m



Bathroom

12' x 4' 9" 3.66m x 1.44m

Location

Dwygyfylchi is a picturesque village located at the bottom of the Sychnant Pass and is on the edge of the Snowdonia National Park. It is near Penmaenmawr with its local shops and amenities and close to the A55 Expressway for easy access to Conwy, Bangor or Chester.



Directions

From our Conwy office turn left, left onto Uppergate Street, proceed onto the Sychnant Pass Road. Follow this road for approximately 2 miles where 1 Tan y Bont can be found on the left.

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

Energy Efficiency Rating: D

2 Bedroom Cottage

1 TAN Y BONT
CONWY OLD ROAD
CAPELULU
LL34 6SS

£235,000
REDUCED FROM £249,999

Reference Number: FP8194
6/1/2024

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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email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

