



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	77 C	
81-91	B		88 B
92+	A		



Beautifully Presented And Well Planned Two Bedroom Town House

Description

A beautifully presented and well planned two bedroom town house occupying a large corner plot situated just outside the historic Conwy castle walls. The property enjoys superb views of the castle to the front aspect and is with walking distance to town, marina and local amenities.

The accommodation comprises: hallway with integral door to the spacious garage, understairs cupboard with space and plumbing for a washer/dryer and a good size shower room. To the first floor: open plan lounge/diner/kitchen with Juliette balcony where the lovely views of Conwy Castle can be enjoyed, newly fitted, modern kitchen with integrated fridge/freezer, dishwasher, double oven and halogen hob. From the kitchen there is a door that leads into the conservatory with doors leading out into the garden.

To the second floor: landing with storage cupboard, double bedroom with 3 piece ensuite bathroom with heated towel rail and a further double bedroom where the views of the castle can be enjoyed and an ensuite shower room.

UPVC double glazing and gas fired central heating system with combination boiler.

To the front there is a blocked paved driveway, a garden laid to lawn with an array of trees and bushes and steps leading up to the side gate.

To the rear there is garden laid to paving slabs with planted raised borders with an abundance of beautiful flowers and hedges, a large timber shed that the current owners have insulated and put in electric, light and Wi-fi and are using as a home office.

This stunning home needs to be viewed to appreciate all it has to offer!

- ✓ BEAUTIFULLY PRESENTED TWO BEDROOM TOWN HOUSE
- ✓ ENJOYS STUNNING VIEWS OF THE CASTLE TO THE FRONT ASPECT
- ✓ OCCUPIES A LARGE CORNER PLOT
- ✓ WITHIN WALKING DISTANCE INTO CONWY TOWN
- ✓ FREEHOLD

Integral Garage

24' 7" x 8' 7" 7.49m x 2.61m

Shower Room (Ground Floor)

6' 1" x 5' 9" 1.85m x 1.75m

Lounge / Diner / Kitchen

24' 5" x 15' 7.44m x 4.57m



Conservatory

4' 4" x 8' 10" 1.32m x 2.69m



Bedroom One

12' 2" x 8' 8" 3.71m x 2.64m



Bedroom One - Ensuite

9' 5" x 6' 2" 2.87m x 1.88m

Bedroom Two

11' 1" x 11' 11" 3.38m x 3.63m



Bedroom Two - Ensuite

6' x 4' 10" 1.83m x 1.47m

Garden Office

9' 6" x 9' 6" 2.89m x 2.89m



Location

Coed y Felin is located on the outskirts of the famous medieval walled castle town of Conwy with its wealth of local shops, hostleries, schools, library and medical centres, busy harbour, marina and 18 hole golf course. It is also located a short distance from the edge of the Snowdonia National Park.

Directions

Turn left out of our Conwy office proceed round the one way system until you reach the roundabout, take the right turn down by the side of the castle, follow the road round take the second left into Bryn Castell, then 1st right into Coed Felin where number 12 can be found at the far end on the left.

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

Energy Efficiency Rating: C

2 Bedroom Town House

12 COED Y FELIN
CONWY
LL32 8QG

£300,000

Reference Number: FP8092
16/7/2024

Fletcher & Poole,
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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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web: www.fletcherpoole.com

