

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 travelling some distance to view the property.

We strongly recommend that all the information within the property is verified by yourself or your advisers.

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 endeavor to make our sales details accurate and reliable but they should not be relied on as statements of representations of fact and they do not constitute any part of an offer or contract. The seller does not make any warranty in relation to the property and we have no authority to do so on behalf of the seller.

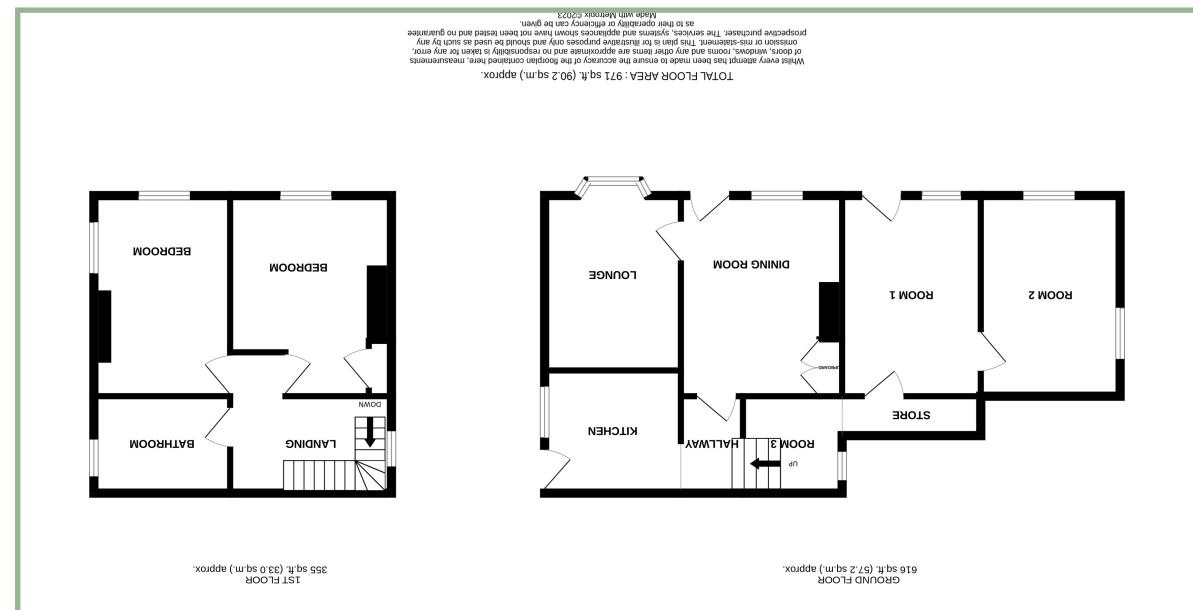
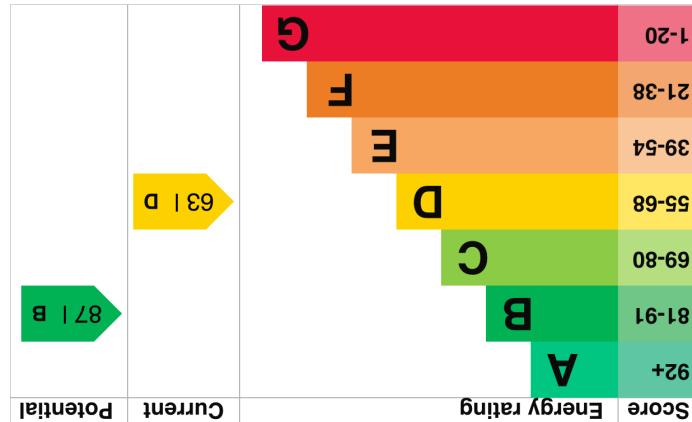
[www.fletcherpool.com](http://www.fletcherpool.com)

Fletcher Pool



Energy Efficiency Rating: E

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



# Two Bedroom Detached Home With Attached Annex On Large Plot

## Description

A detached two bedroom home with attached annex/workshop situated in the centre of the village.

Annedle occupies a large plot with two entrances, a large area for parking vehicles and a double garage.

The accommodation which is in need of refurbishment comprises: Entrance hall area, lounge with open fire, dining room, inner hall with access into the kitchen with space and plumbing for a washing machine, fridge and freezer. Stairs led to the first floor: Landing, two double bedrooms and bathroom. UPVC double glazing and gas fired Vaillant combination boiler.

To the outside there are two gated entrances, one for Church Street, and one from Llewelyn Avenue leading to a large area which could accommodate multiple vehicles. There is a double garage with power and light. A gate provides access to the sunny rear garden which has an area laid to flagstones, timber garden shed and a lawned area. Outhouse/w.c to the side of the property.

- ✓ DETACHED HOME WITH ATTACHED ANNEX/WORKSHOP
- ✓ OCCUPIES A LARGE PLOT WITH DOUBLE GARAGE
- ✓ SOUTH WEST FACING REAR GARDEN
- ✓ SITUATED IN THE CENTRE OF THE VILLAGE
- ✓ NO CHAIN

## Lounge

13' 6" x 8' 9" 4.11m x 2.66m



## Dining Room

12' 10" x 10' 4" max 3.91m x 3.15m



## Kitchen

8' 8" x 7' 11" 2.64m x 2.41m



## Inner Hall

6' 1" x 2' 9" 1.85m x 0.83m

## Landing

10' 4" x 9' 4" max 3.15m x 2.84m

## Bedroom One

12' 10" x 10' 4" max 3.91m x 3.15m



## Bedroom Two

12' 8" x 8' 9" 3.86m x 2.66m

## Bathroom

8' 9" x 6' 3" 2.66m x 1.90m



## ANNEX

### Room One

12' 5" x 8' 11" 3.78m x 2.71m

### Room Two

13' 2" x 8' 11" 4.01m x 2.71m

### Rear Store

8' 10" x 2' 5" 2.69m x 0.73m

### Room Three

7' 1" x 6' 1" 2.16m x 1.85m

### Double Garage

20' x 18' 2" 6.10m x 5.54m Power and light.

## 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 3 miles from the walled medieval town of Conwy and 1 mile from the A55 Expressway for easy access to Chester and the motorways beyond. Close to village cafe, pub and takeaway.

## Directions

From our Conwy office proceed round Conwy on the one way system and proceed over the Conwy Bridge towards Llandudno Junction. At the roundabout turn right and proceed to the A55. Turn left on to the A55 and exit at the next junction signposted Betws-y-Coed and Glan Conwy. Proceed into the village of Glan Conwy, pass Snowdonia Nurseries, turn left into Church Street where access to Annedle can be found on the right.

## 2 Bedroom Detached House With Annex

ANNEDLE  
CHURCH STREET  
GLAN CONWY  
CONWY  
LL28 5LY

NO CHAIN  
**£199,950**  
REDUCED FROM £250,000

Reference Number: FP7650

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](http://www.fletcherpoole.com)

