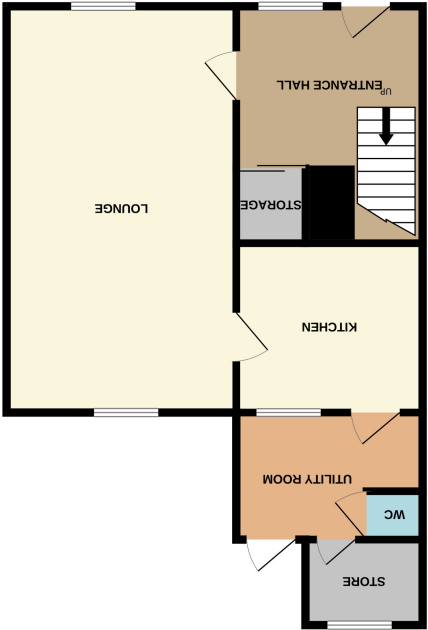


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so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

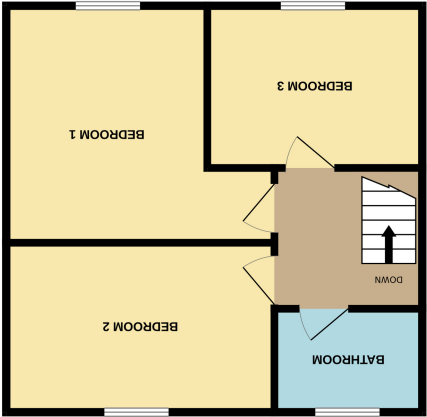
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While every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with AutoCAD 2007.



GROUND FLOOR



1ST FLOOR

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |
|       |               | 84 B    | 87 B      |



# SPACIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOME SITUATED IN PICTURESQUE VILLAGE OF ROWEN

## Description

A spacious three-bedroom semi-detached family home situated in quaint village setting. Benefiting from UPVC double glazing, mains gas fired central heating, mains water, electricity and drainage. Close proximity to local village public house and Snowdonia Nation Park.

The accommodation briefly affords, entrance hallway, lounge, kitchen, utility, WC, first floor landing, three bedrooms and family bathroom.

Externally the property benefits further from a small rear courtyard space.

Viewing recommended by the agent, Ideal first time buy.

- ✓ SPACIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOME
- ✓ SITUATED IN PICTURESQUE VILLAGE OF ROWEN
- ✓ ENJOYS COUNTRYSIDE VIEWS AND RURAL OUTLOOK
- ✓ LOCAL OCCUPANCY RESTRICTION
- ✓ NO-ONWARD CHAIN
- ✓ FREEHOLD TENURE

## Entrance: Hallway

## Lounge/Diner

20' 10" x 10' 3" 6.35m x 3.12m



## Kitchen

10' 6" x 9' 1" 3.20m x 2.77m



## Utility Room

9' 6" x 6' 2" 2.89m x 1.87m

## Store

6' x 4' 2" 1.82m x 1.27m

## W.C

3' x 2' 5" 0.91m x 2.31m

## First Floor Level: Landing

## Bedroom One

12' 4" x 10' 10" 3.76m x 3.30m



## Bedroom Two

13' 9" x 8' 8" 4.19m x 2.64m



## Bedroom Three

8' 9" x 7' 7" 2.66m x 2.31m

## Bathroom

6' 7" x 5' 4" 2m x 1.62m



Agent Notes: Local Occupancy Clause : - The property is subject to a Section 157 Local Occupancy Clause, the purchaser must be resident in the County of Conwy or within a 30 mile radius (within Wales) for a minimum of 3 years, please ask the agents for more information.

## Location

Rowen is often described as the prettiest and most sought-after village in the Conwy Valley and has a local shop and hostelry whilst the Medieval walled town of Conwy is some three miles distant with easy access to the A55 Dual Carriageway for Chester and the Motorways beyond.

## Directions

From our Conwy office turn left into Uppergate Street, first left and then right into St. Agnes Road. Go down to the bottom of the hill and go straight on at the crossroads on the Llanrwst Road. Go up the hill out of Conwy for approximately 2/3 miles until reaching the famous Groes Inn on the right-hand side. Turn right immediately signposted Rowen. Proceed into the Village, turn right into "Llanerch" where number 2 can be found.

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

## 3 Bedroom Semi Detached Home

2 Llanerch Estate  
Rowen  
LL32 8YA

**£180,000**  
**REDUCED FROM £185,000**

Reference Number: FP8334  
23/4/2025

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)

