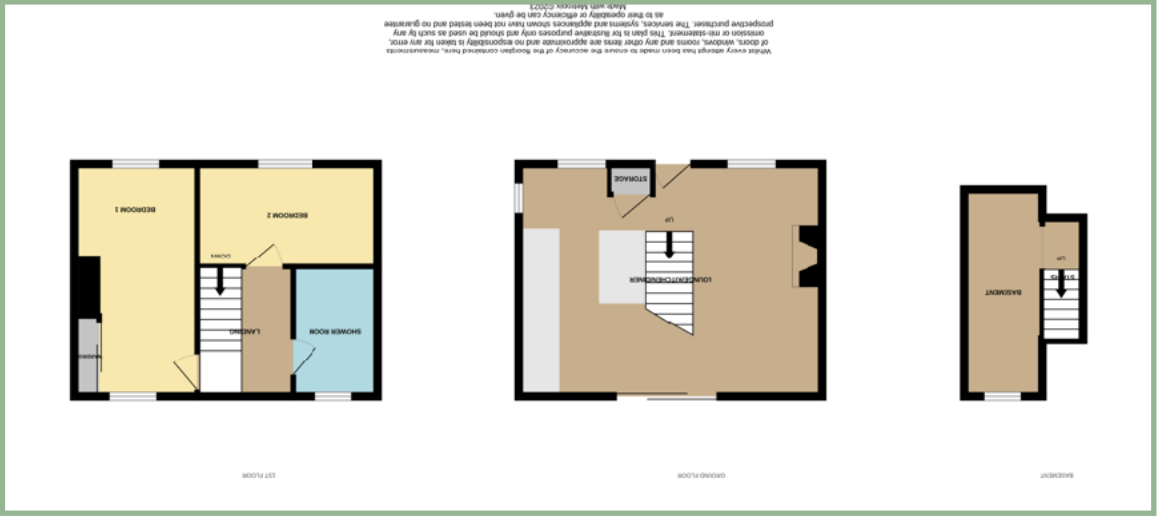
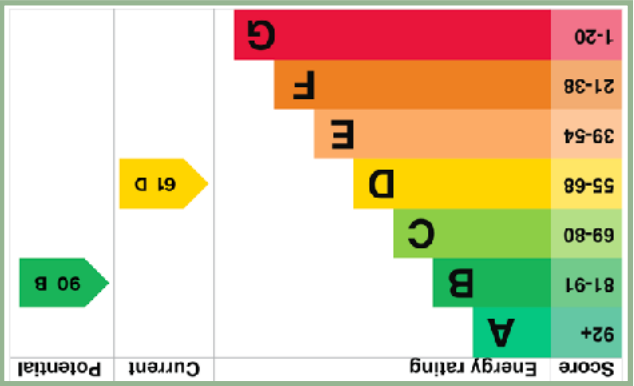


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcher&poole.com



Two Bedroom End Terrace Cottage Within The Castle Walls

Description

An exceptionally presented two-bedroom end terrace cottage situated within the castle walls of Conwy, formerly 'The Old Sweet Shop'. The current owners have fully refurbished the cottage to a very high standard creating a light, modern and functional home which has been cleverly designed with quality at its heart. The cottage is currently run as a successful holiday let and is ideally located for the superb walk on the castle walls, shops, cafes, pubs and restaurants in the town, the harbour and beach. This property has modern technology functions throughout, including: Nest Heating System, touch screen light switches, and an audio entertainment system with speakers in the ceilings, adding to the high end feel of the property. The accommodation comprises: Impressive open plan Lounge & Kitchen/Diner with the Lounge enjoying a gas fuelled log effect stove, stylish minimalist fitted Kitchen with quartz worktops, induction hob with downdraft extractor, Neff double electric oven & microwave, with integrated washing machine, dishwasher and fridge/freezer adding to the sleek design. Glass balustraded oak framed stairs lead to the first floor comprising: Landing with access to a fully boarded loft space with drop down stairs, two double bedrooms with ample wardrobe space and modern shower room. There is also use of the basement room which does have reduced head height, which is currently used as a functional office space but could function as a small child's room or for additional storage. Due to being within a conservation area, the windows are timber glazed sash windows but with newly installed UPVC rear sliding doors. Recently installed Baxi gas fired combination boiler. To the outside there is a small, flagged courtyard to the rear with glass balustrades and bin store. Despite having no driveway parking directly outside, there is parking available in the long stay car park at Mount Pleasant for an affordable yearly fee which is a very short walk away.

- ✓ STUNNING TWO BEDROOM END TERRACE COTTAGE WITHIN THE CASTLE WALLS
- ✓ RENOVATED TO AN EXCEPTIONAL STANDARD THROUGHOUT
- ✓ MODERN KITCHEN AND BATHROOM WITH HIGH END FIXTURES, FITTINGS & APPLIANCES
- ✓ CURRENTLY RAN AS A SUCCESSFUL HOLIDAY LET
- ✓ FREEHOLD

Lounge

16' 1" x 9' 6" 4.90m x 2.89m



Kitchen

17' x 8' 7" 5.18m x 2.61m



Bedroom One

16' 5" x 8' 6" 5m x 2.59m



Bedroom Two

11' 11" x 7' 1" 3.63m x 2.16m



Shower Room

9' 8" x 5' 1" 2.94m x 1.55m



Basement

14' 4" x 5' 5" 4.37m x 1.65m

Location

The property is situated within the walls of this medieval town famous for its Castle and Bridges. The town has an array of retail outlets, medical centre, library and several places of historic interest. There is a local primary and secondary school, social and recreational facilities includes 18 hole golf course and a yachting marina.

Directions

From our Conwy office turn left onto Uppergate Street where number 7 can be found on the right.

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

2 Bedroom End Terrace Cottage

7 Uppergate Street
Conwy
LL32 8RF

£295,000

Reference Number: FP7875
19/10/23

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
web: www.fletcherpoole.com

