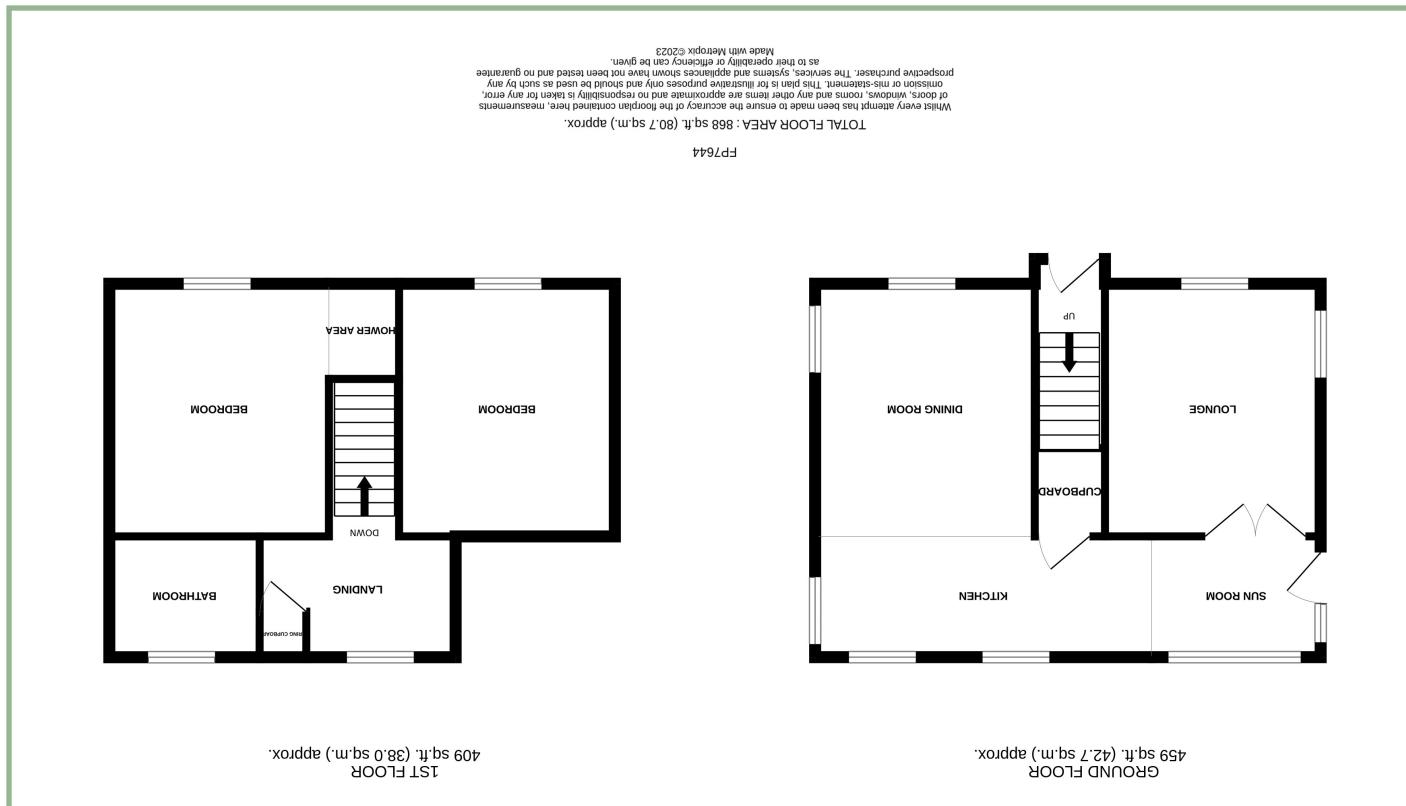


representation or give any warranty in relation  
contract. The seller does not make any  
do not constitute any part of an offer or  
statements or representations of fact and they  
and reliable but they should not be relied on as  
We endeavor to make our sales details accurate

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Fletcher Pool



# Two Bedroom Detached Cottage In Beautiful & Desirable Location

## Description

A charming detached two bedroom cottage situated in the beautiful hamlet of Capelulo in the Snowdonia National Park.

Located within minutes drive to the A55 and a five minute drive over the stunning Sychnant Pass into the historic walled town of Conwy.

The cottage also allows for easy access to the beach and superb countryside and mountain walks over both Conwy mountain, the Nature Reserve and the Carneddau mountain range.

The property is currently run as a successful holiday let and can be sold as a going concern, fully furnished or empty. (rental figures are available upon request).

The accommodation which has been refurbished and very well maintained over recent years comprises: Entrance hall with original tiled floor, double aspect lounge with open fire, and double doors through to the sunny breakfast area/conservatory area. Double aspect kitchen area with electric range, integrated dishwasher and space and plumbing for a washing machine. The kitchen opens into the double aspect dining area which has a slate floor with underfloor heating and multi fuel burner. To the first floor: Master bedroom with cast iron fireplace, en-suite shower area, vanity sink. Second double bedroom with cast iron fireplace and modern bathroom. Single glazed timber sash windows and Worcester gas fired combination heating boiler.

To the outside there is a slate shingle driveway for one vehicle. Timber gates provide access into the low maintenance rear garden which has a timber and glazed summerhouse, decked seating area with slate shingle pathways. To the side of the property there is a composite decked seating area for the lake morning and afternoon sun with a selection of established plants, trees and shrubs.

- ✓ BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM DETACHED COTTAGE
- ✓ SITUATED IN A PRETTY HAMLET WITHIN THE SNOWDONIA NATIONAL PARK
- ✓ EASY ACCESS TO LOVELY MOUNTAIN, COUNTRYSIDE, BEACH WALKS, AND A GREAT PUB
- ✓ WITHIN A FIVE MINUTE DRIVE TO THE HISTORIC WALLED TOWN OF CONWY & THE A55
- ✓ CURRENTLY RUN AS A SUCCESSFUL HOLIDAY LET & CAN BE SOLD AS A GOING CONCERN
- ✓ NO CHAIN

## Hallway

5' 10" x 3' 5" 1.78m x 1.04m

## Lounge

12' 5" x 10' 7" 3.78m x 3.22m



**2 Bedroom  
Detached Cottage**

**WERN  
SYCHNANT PASS ROAD  
CAPELULO  
DWYGYFYLCHI  
CONWY  
LL34 6TA**

**£345,000**

Reference Number: FP7644

Fletcher & Poole,  
3 Lancaster Square,  
Conwy LL32 8HT

Registered Company  
Number 4687367

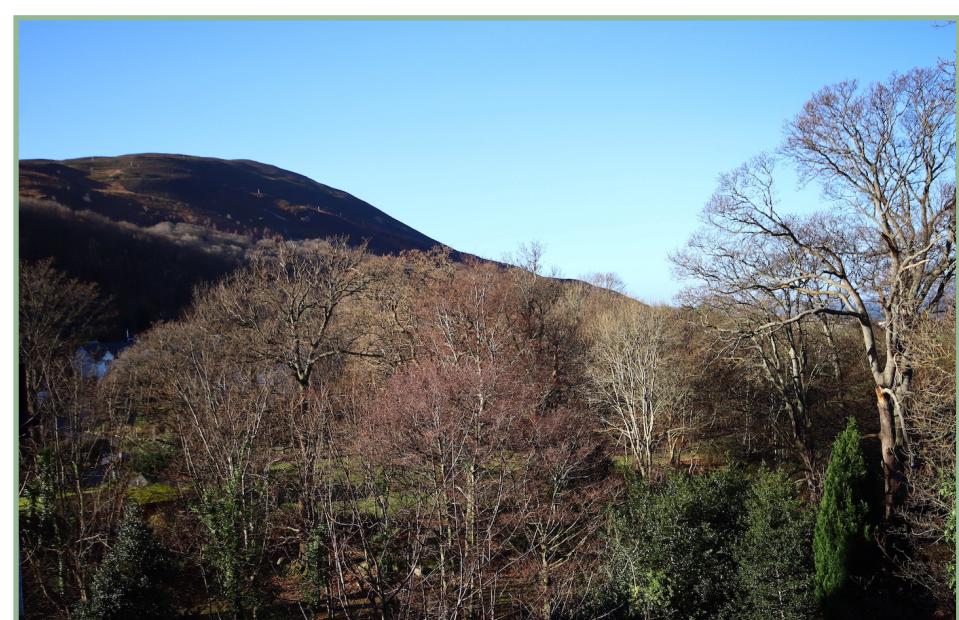
## Valuation

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  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



## Location

Capelulo is situated at the bottom of the Sychnant Pass on the edge of the Snowdonia National Park. Located close to the main A55 Expressway which facilitates travel throughout North Wales. The historic walled town of Conwy is within a five minute drive over the beautiful Sychnant Pass.

## Directions

From our Conwy office take the Bangor Road out of the Square and turn first left into Uppergate Street, proceed up the hill, pass through the walls and bear immediate right onto Sychnant Pass Road, proceed along this road taking the scenic route for approximately 3½ to 4 miles going through the Sychnant Pass, as you approach the village you will find Wern on the right hand side

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

Energy Efficiency Rating: TBC



# Two Bedroom Detached Cottage In Beautiful & Desirable Location

## Dining Room

12' 6" x 10' 10" 3.81m x 3.30m



## Kitchen

17' 5" x 5' 11" 5.31m x 1.80m

## Sun Room/Breakfast Area

8' 4" x 5' 11" 2.54m x 1.80m

## Landing

9' 7" x 5' 11" 2.92m x 1.80m



## Master Bedroom

12' 6" x 10' 9" 3.81m x 3.27m



## En-Suite Shower Recess

4' 9" x 3' 2" 1.44m x 0.96m



## Bedroom Two

12' 5" x 10' 10" 3.78m x 3.30m



## Bathroom

5' 11" x 7' 5" 1.80m x 2.26m



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