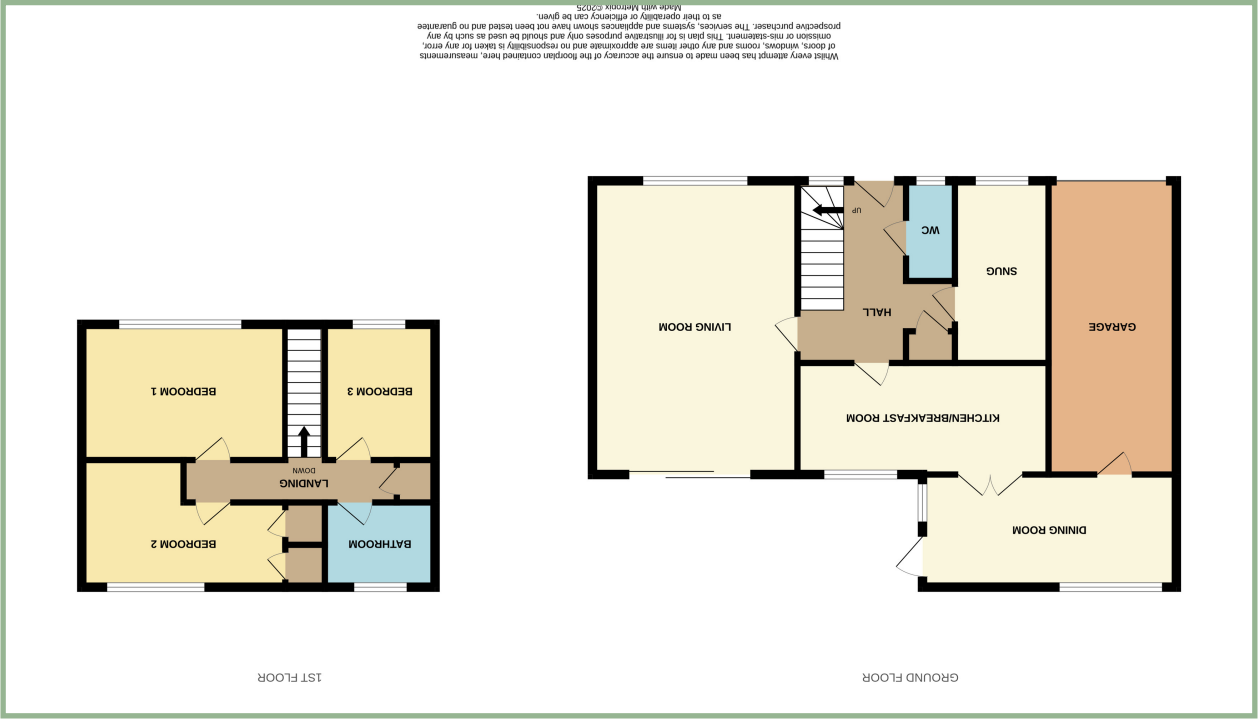




Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Fletcher
& Poole
AR WERTH
01492
583100

A MUCH IMPROVED AND EXTENDED THREE/FOUR BEDROOM LINK-DETACHED PROPERTY IN POPULAR CONWY LOCATION SOLD WITH NO CHAIN!

Description

A much improved and extended three- or four-bedroom link-detached home situated in a most popular and convenient Conwy location just outside of the Town Walls! Offered for sale with NO CHAIN, viewing is recommended.

The accommodation in brief comprises, entrance hall, with glazed door and window to front, radiator, carpeted flooring, stairs to first floor with spindles and banister. The ground floor cloak room has a window to the front, radiator, vinyl floor, and is fitted with a wall mounted wash basin and low-level WC. The living room is a spacious dual aspect room with large window to the front overlooking Conwy town centre and the Sychnant Pass Road, radiator, carpet flooring, feature fireplace with surround, mantle, and hearth, glazed sliding door to the rear garden area. The breakfast kitchen has a window to the rear, radiator, vinyl flooring, and is fitted with matching wall and base units, with complimentary work tops, breakfast bar area, integrated sink, drainer, mixer tap, oven, hob, and extractor, space and plumbing for other kitchen appliances. The snug which could also be used as a bedroom has a bow style window to the front, carpeted floor, and radiator. The dining room has a glazed door to the garden, window to the rear, carpeted floor, radiator, and door to the garage, which has lighting and power, plus up and over door. The first-floor landing has a carpeted floor, spacious cupboard housing the boiler, and hatch providing access to the loft. Bedroom one has a large window to the front overlooking Conwy walls, town centre and castle, carpet floor, and radiator. Bedroom two is a second double with window to the rear, radiator, and carpet floor, with two spacious storage cupboards. Bedroom three is a third good sized room with window to the front, radiator, and carpet floor. The bathroom is fitted with a modern white suite comprising, enclosed walk-in shower cubicle, pedestal wash hand basin and low-level WC, window to the rear, tiled splash back areas, extractor fan and chrome heated towel rail.

The property is fully double glazed, and the heating is provided via a combination gas boiler that also supplies the hot water. The front has a driveway and lawn area, with flower bed borders, brick wall boundaries, gated access to the side. The rear is mainly laid to lawn with mature plant, shrub, hedge and tree borders, and a paved seating area.

- ✓ LINK DETACHED HOME
- ✓ EXTENDED TO REAR
- ✓ THREE/FOUR BEDROOMS
- ✓ DRIVEWAY AND GARAGE
- ✓ FRONT & REAR GARDENS
- ✓ NO CHAIN

Hallway

11' 5" x 6' 10" 3.48m x 2.08m

Living Room

18' 1" x 12' 10" 5.51m x 3.91m



Dining Room

15' 11" x 7' 1" 4.85m x 2.16m



Snug/Bedroom Four

12' 2" x 5' 10" 3.71m x 1.78m

Breakfast Room/Kitchen

17' 7" x 7' 5.36m x 2.13m



W.C

6' 3" x 3' 1" 1.90m x 0.93m

Integral Garage

17' 7" x 8' 5.36m x 2.43m

Landing

11' 8" x 2' 8" 3.55m x 0.80m

Bedroom One

12' 10" x 8' 6" 3.91m x 2.59m



Bedroom Two

12' 10" x 9' 3" 3.91m x 2.82m

Bedroom Three

8' 6" x 6' 10" 2.59m x 2.08m

Bathroom

6' 11" x 5' 4" 2.11m x 1.62m

Location

Tan Benarth is located on the outskirts of the famous medieval walled castle town of Conwy with its wealth of local shops, hostelries, 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

From our Conwy office follow the one-way system back to the castle. Take the left-hand fork at the end of Castle Street and at the mini roundabout turn right (2nd exit). Proceed through the arch, down the hill and follow the road round to the right. Take the 2nd left into Bryn Castell, proceed up the hill and take the left into Tan Benarth where number 8 can be found on the right.

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

3/4 Bedroom Link Detached Home

8 Tan Benarth
Conwy
LL32 8NW

£325,000

Reference Number: FP8345
29/4/2025

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
web: www.fletcherpoole.com

