



Spacious Well Presented Three Bedroom Semi Detached Home

Description

A well presented and extended three bedroom semi detached home enjoying lovely, far reaching views of the countryside. Situated on the outskirts of the historic walled town of Conwy, the property is ideally located for easy access to the primary school, bus routes and walking into town and the marina.

The accommodation comprises: porch, lounge, inner hall, converted garage which the current owners were using as a bedroom, 3 piece bathroom with over the bath shower, spacious kitchen/diner with under the stairs storage cupboard, electric hob and oven, space for fridge and freezer, space and plumbing for a washing machine and patio doors leading into the garden.

To the first floor: landing, double bedroom with mirrored wardrobes, and a room housing the boiler with a w.c. and basin, a further double bedroom with access to the loft room via a drop down ladder and a single bedroom.

UPVC double glazing and gas fired combination boiler.

To the front there is ample driveway parking for three cars and storage in the front part of the garage.

To the rear there is a beautiful, sunny garden with resin patio area with canopy. Steps lead up to an area laid to lawn with space for patio furniture at the top of the garden where the beautiful views of the countryside can be enjoyed, another canopy and a garden store.

- ✓ WELL PRESENTED AND EXTENDED THREE BEDROOM SEMI DETACHED HOME
- ✓ SITUATED ON THE OUTSKIRTS OF THE HISTORIC TOWN OF CONWY
- ✓ GARAGE CURRENTLY USED AS A FOURTH BEDROOM
- ✓ DRIVEWAY PARKING FOR THREE CARS
- ✓ NO CHAIN
- ✓ FREEHOLD

Porch

5' 11" x 6' 1" 1.80m x 1.85m

Lounge

14' 6" x 12' 3" 4.42m x 3.73m



Inner Hallway

6' x 5' 9" 1.82m x 1.75m

Kitchen / Diner

30' 6" Max x 9' 11" 9.30m Max x 3.02m



Converted Garage / Bedroom Four

17' 3" x 7' 4" 5.26m x 2.23m

Bathroom

7' 2" x 5' 4" 2.18m x 1.62m



Landing

6' 9" x 5' 6" 2.06m x 1.67m

Bedroom One

14' 5" x 10' 2" 4.39m x 3.10m



Separate W.C.

2' 11" x 2' 9" 0.88m x 0.83m

Bedroom Two

12' 4" x 7' 5" 3.76m x 2.26m

Bedroom Three

9' 7" x 6' 8" 2.92m x 2.03m

Garage

8' 2" x 8' 4" 2.49m x 2.54m

Attic Room

14' 7" x 9' 3" 4.44m x 2.74m

Location

Isgoed 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

Turn left out of our Conwy office and left again by the Albion Public House onto Uppergate Street. Continue through the arch, take the first left onto St.Agnes Road and continue to the end. At the junction turn slight right onto Llanrwst Road and continue up the hill, after a short distance take the first left onto Bryn Seiri Road, take the first right onto Isgoed where number 3 can be found on the left.

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

Energy Efficiency Rating: E

**3 Bedroom
Semi Detached House**

**3 ISGOED
CONWY
LL32 8UF
OFFERS OVER
£229,999
REDUCED FROM £250,000**

Reference Number: FP8084
9/7/2024

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

