

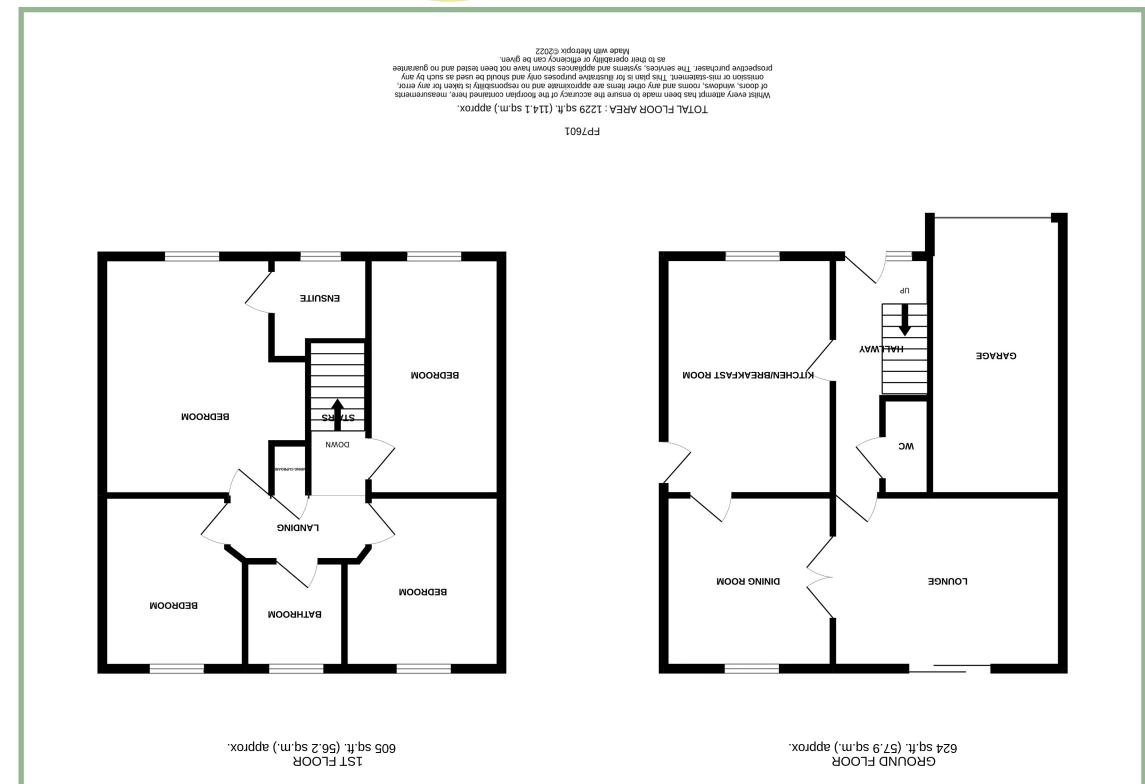
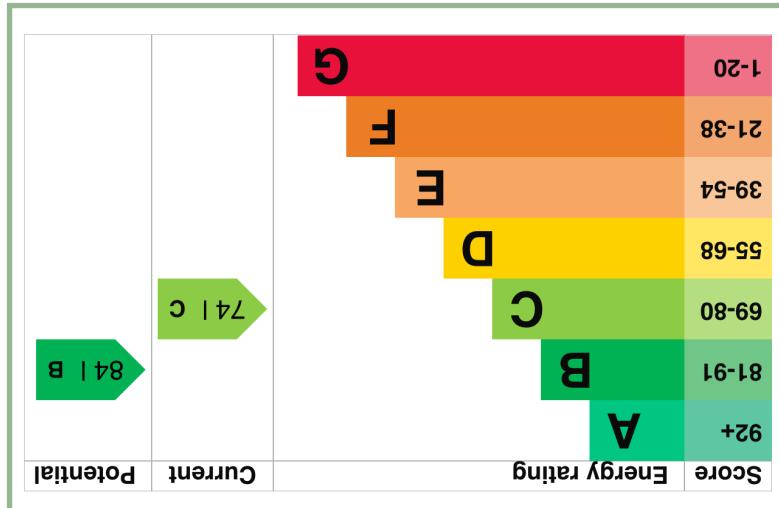
Please strongly recommend that all the information within this brochure is provided to you before viewing the property, if there is any point of particular importance to you we will be pleased to provide additional information or to make further arrangements. We will also confirm that the property remains available if you are contemplating travelling some distance to view the property.

We strongly recommend that all the information within this brochure is provided to you 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 arrangements. 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 endeavor to make our sales details accurate and reliable but they should not be relied on as statements of representations of fact and they do not constitute any part of an offer or contract. The seller does not make any warranty in relation to the property and we have no authority to do so on behalf of the seller.

[www.fletcherpool.com](http://www.fletcherpool.com)

Fletcher Pool



# Modern Four Bedroom Detached Home

## Description

An immaculately presented four bedroom detached modern home situated within easy walking distance to the historic walled town of Conwy, the beach, marina, schools and the A55. The current owners have only owned the property a short time but have had to relocate due to work commitments.

The property benefits from a newly fitted kitchen, redecorated and re carpeted and new electric garage door and rear patio. The light and well planned accommodation comprises: Hallway, cloakroom, kitchen/breakfast room with gas hob, electric oven, space and plumbing for a washing machine and fridge/freezer. Dining room with double doors through to the lounge which has a sliding patio door onto the South East facing rear garden. To the first floor: Landing, master bedroom with en-suite shower room, three further bedrooms and family bathroom. UPVC double glazing and gas fired Icos boiler.

To the outside there is driveway parking for two vehicles and a lawned front garden area. Timber gate provides access to the rear garden which has a newly laid flagged patio, good size lawned area, deep borders for planting, timber shed with electricity and fence boundaries.

- ✓ IMMACULATED PRESENTED FOUR BEDROOM DETACHED HOME
- ✓ SITUATED WITHIN WALKING DISTANCE TO THE TOWN CENTRE, BEACH, MARINA & SCHOOLS
- ✓ SOUTH EAST FACING REAR GARDEN
- ✓ NEWLY FITTED KITCHEN
- ✓ REDECORATED & RECARPETED
- ✓ NO CHAIN

## Entrance Hall

14' 6" x 5' 11" 4.42m x 1.80m

## Cloakroom

6' 1" x 2' 10" 1.85m x 0.86m

## Kitchen/Breakfast Room

14' 6" x 10' 3" 4.42m x 3.12m



## Lounge

14' 9" x 10' 6" 4.49m x 3.20m



## Dining Room

10' 3" x 10' 6" 3.12m x 3.20m



## Bedroom One

14' 6" x 13' 4" max 4.42m x 4.06m



## En-Suite Shower Room

6' 3" x 5' 11" 1.90m x 1.80m



## Bedroom Two

14' 11" x 8' 4" 4.54m x 2.54m



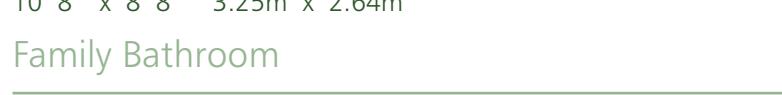
## Bedroom Three

10' 4" x 9' 7" 3.15m x 2.92m



## Bedroom Four

10' 8" x 8' 8" 3.25m x 2.64m



## Family Bathroom

6' 6" x 6' 1.98m x 1.82m



## Garage

16' 10" x 8' 1" 5.13m x 2.46m Electric door, tap, sink, power and light.

## Location

The historic walled town of Conwy is located on the banks of the River Conwy and is famous for its Castle. There is a busy harbour, marina, golf course, wealth of local shops, medical centres, library, banks and schools and is located on a main bus route. The A55 expressway for easy access to Chester and motorways, is near by.

## Directions

Turn left out of our Conwy office, proceed through the arch and continue along the road taking the third right turn into Cwrt Llewelyn where number 40 will be found on the right.

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

## 4 Bedroom Detached House

40 CWRT LLEWELYN  
CONWY  
LL32 8EF

NO CHAIN

**£350,000**

Reference Number: FP7601  
6/2/2024

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

