

# IMMACULATELY PRESENTED TWO DOUBLE BEDROOM COTTAGE

## Description

Morfach (Seahorse in Welsh) is an immaculately presented two-bedroom inner terrace stone cottage situated in prime sought location, benefitting from UPVC double glazing, mains gas fired central heating, custom blinds throughout, on road parking in front of property and outlook onto historic castle walls. The cottage has been rewired and with EICR/electrical safety certificate, fixed wired smoke and carbon monoxide alarms, smart Hive remote controlled active heating system, fixed wired RING video security doorbell. The deceptively spacious accommodation briefly comprises, entrance into open plan lounge/ kitchen diner with integrated fridge, washing machine, freezer, dishwasher and also wine cooler, utility room with access to enclosed rear garden, two double bedrooms and modern fitted shower room.

Hunter multi fuel log burner with HETAS safety certificate, chimney sweep certificate, Vaillant gas fired combination boiler fully serviced and with a gas safety certificate.

The property further boasts close walking distance to all town shops, restaurants, public house and all local amenities. Viewing essential to appreciate this stunning cottage!

Outside: To front the property has on-road parking directly in front available (please note this is not allocated), rear enclosed courtyard with external shed and outside garden tap with hose reel.

- ✓ SITUATED IN THE HEART OF CONWY'S HISTORIC TOWN WALLS
- ✓ MODERN FITTED KITCHEN AND SHOWER ROOM
- ✓ REAR ENCLOSED COURTYARD GARDEN
- ✓ PARKING IN FRONT OF PROPERTY
- ✓ FREEHOLD TENURE

## Lounge / Kitchen Diner

19' 9" x 13' 3" 6.02m x 4.04m

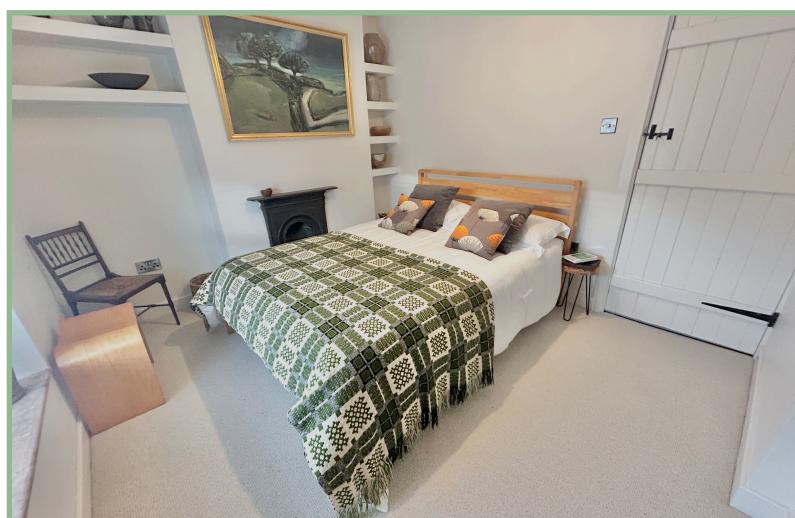


## Utility Room

7' x 7' 2.13m x 2.13m

## Bedroom One

11' 3" x 9' 9" 3.43m x 2.97m



## Bedroom Two

9' 8" x 7' 10" 2.94m x 2.39m

## Shower Room

6' 1" x 5' 4" 1.85m x 1.62m



## Location

The historic walled town of Conwy is located on the banks of the River Conwy and is famous for its Castle and Bridges. There is a busy harbour, marina, 18 hole golf course, wealth of local shops, medical centre, library, banks and schools, and is located on a bus route and railway line. The A55 Expressway for easy access to Chester and motorways is nearby.

## Directions

From our Conwy office turn left and proceed through the arch. Bear right and continue right into Berry Street. Take the first right into Chapel Street then right into Erskine Terrace where number 8 will be found on the right.

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

Energy Efficiency Rating: C

2 Bedroom Cottage

8 Erskine Terrace  
Conwy  
LL32 8BS

**£269,950**

Reference Number: FP8230  
12/12/2024

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)

