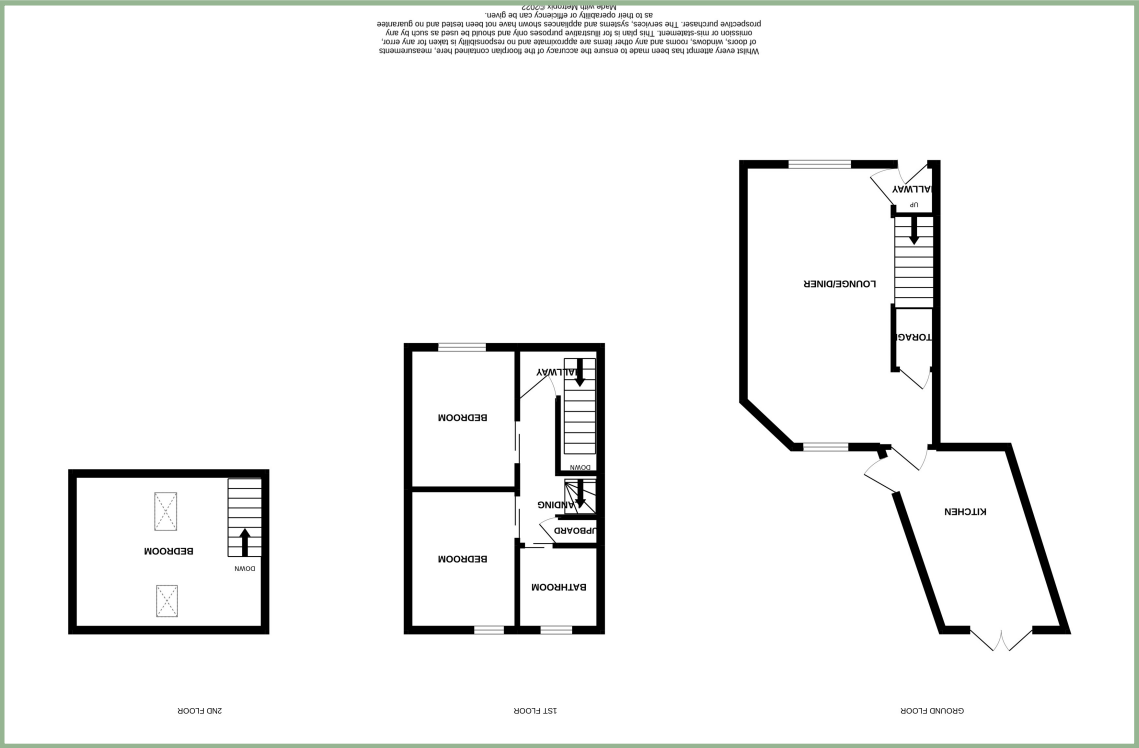


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. 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 strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us 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 enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	77 C
39-54	E		
21-38	F		
1-20	G		



Three Bedroom Terrace Cottage Situated Within The Historic Walled Town Of Conwy

Description

A well planned three bedroom terrace cottage located within the Conwy Castle walls, and enjoys views of the castle turret and walls from the rear aspect. Within walking distance to the shops, restaurants, Quay and the Marina.

The cottage is laid over three floors and is being sold with all furniture. The accommodation comprises: Entrance hallway, lounge/diner with under-stairs storage, kitchen with integrated fridge/freezer, space and plumbing for a washer/dryer, french doors leading out to the rear yard. To the first floor: Landing with storage cupboard, two double bedrooms and a three piece bathroom with over bath shower. To the second floor there is a third bedroom with double aspect Velux windows. UPVC sash windows and gas fired combi boiler.

Outside to the rear there is a small courtyard with access to a communal grassed area.

- ✓ THREE BEDROOM TERRACE COTTAGE
- ✓ SITUATED WITHIN THE HISTORIC WALLED TOWN OF CONWY
- ✓ VIEWS OF THE CASTLE WALLS & TURRETS FROM THE REAR ASPECT
- ✓ WALKING DISTANCE TO THE SHOPS, RESTAURANTS, QUAY & MARINA
- ✓ NO CHAIN

Hallway

3' 6" x 2' 11" 1.06m x 0.88m

Lounge/Diner

19' 6" x 13' 2" max 5.95m x 4.01m



Kitchen

10' 9" x 6' 6" 3.27m x 1.98m



Bedroom One

9' 6" x 7' 6" 2.89m x 2.28m



Bedroom Two

9' 6" x 7' 6" 2.89m x 2.28m



Bedroom Three

13' 7" x 12' 9" max 4.14m x 3.88m

Bathroom

5' 10" x 5' 8" 1.78m x 1.72m



Landing

8' 2" x 3' 2.49m x 0.91m

Location

The property is situated within the walls of this medieval town famous for its Castle and Bridges. The town has an array of retail outlets, medical centre, library and several places of historic interest. There is a local primary and secondary school, social and recreational facilities includes 18 hole golf course and a yachting marina.

Directions

From our Conwy office turn left onto Uppergate Street where number 16 can be found on the right.

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

Energy Efficiency Rating: D

3 Bedroom Terrace Cottage

16 UPPERGATE STREET
CONWY
LL32 8RF

NO CHAIN

£200,000

REDUCED FROM £240,000

Reference Number: FP7615

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

