



CHARMING TWO BEDROOM MID TERRACE COTTAGE

Description

A charming two bedroom mid terrace cottage situated in the village of Gyffin close to the shops, primary school, and a short walk into Conwy town. The property benefits from lovely, original beamed ceilings in the lounge and dining room and an insulated and boarded attic with plenty of storage space and drop down ladder. The accommodation comprises: porch, lounge with an inbuilt cupboard, gas fire and original wooden beamed ceiling leading through to the dining room with a wood burner with slate base, modern kitchen with plenty of storage space, electric hob and fan oven, space for a fridge/freezer and space and plumbing for a washer/dryer. Off the kitchen there is a hallway with rear door into the garden and a spacious three piece bathroom with vanity unit, heated towel rail and L-shaped bath with over the bath shower. To the first floor: two double bedrooms, both with lovely wooden flooring and inbuilt cupboards for storage. UPVC double glazing and gas fired central heating with combination boiler. To the front of the property there is low maintenance garden with paved slabs and gated access. To the rear there is a garden with steps leading up to a paved patio area with wooden planters and a timber summer house with power and light.

- ✓ CHARMING TWO BEDROOM MID TERRACE COTTAGE
- ✓ SITUATED IN THE VILLAGE OF GYFFIN
- ✓ WITHIN WALKING DISTANCE INTO CONWY TOWN

Porch

3' 5" x 2' 11" 1.04m x 0.88m

Lounge

12' 5" x 10' 6" 3.78m x 3.20m



Dining Room

9' 3" x 7' 6" 2.82m x 2.28m



Kitchen

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



Rear Porch

6' 7" x 2' 7" 2.00m x 0.78m

Bathroom

6' 7" x 5' 11" 2.00m x 1.80m



Bedroom One

9' 9" x 8' 11" Plus Wardrobes 2.97m x 2.71m Plus Wardrobes



Bedroom Two

9' 3" x 7' 6" 2.82m x 2.28m

Summer House

7' 1" x 7' 1" 2.16m x 2.16m

Location

Located on the outskirts of the famous medieval walled castle town of Conwy with its wealth of local shops, hostleries, 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 turn left onto Uppergate Street, proceed through the arch and bear right into St. Agnes Road. Continue along this road and proceed down the hill, at the cross roads Ty Neyydd can be found straight ahead on the right, just past the hairdressers.

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

Energy Efficiency Rating: D

Tenure: Freehold

2 Bedroom Mid Terrace Cottage

Ty Newydd
Llanrwst Road
Conwy
LL32 8HS

£169,950
REDUCED FROM £175,000

Reference Number: FP8241
16/1/2025

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:

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web: www.fletcherpoole.com

