

**Bryan Davies  
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22 Tal Y Fan, Glan Conwy, Colwyn Bay, Conwy, LL28  
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No Onward Chain £240,000



[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)

THIS IS A THREE BEDROOM DETACHED FAMILY SIZED HOME in the popular location of Glan Conwy with panoramic views from the rear first floor towards the River Conwy and hills beyond, situated on a corner plot within ½ a mile of Glan Conwy village and within easy access to the A55 Expressway east and westbound expressway.

The accommodation briefly comprises: hall; lounge; open plan kitchen/dining room; upvc double glazed conservatory. A staircase leads to the first floor landing; three bedrooms and two piece bathroom with over bath shower and separate w.c. The property features gas fired central heating and upvc double glazed windows. Outside a corner plot garden with lawn, flower beds, shrubs, rear garden with patio areas; brick paved driveway leads to a single car garage.

The accommodation comprises:

Upvc double glazed front door to:

#### HALL

Understairs cupboard with gas and electric meters, radiator, upvc double glazed windows.

#### LOUNGE 13'10" x 11'11" (4.24m x 3.64m)



Pine surround with coal effect 'Living Flame' gas fire, upvc double glazed window and double upvc glazed door.

Double opening doors to:

#### KITCHEN/DINING ROOM 18'2" x 8'7" (5.55m x 2.62m)



Base, wall and drawer unit with round edge worktops incorporating stainless steel sink, plumbing for automatic washing machine, 'Baxi' gas fired central heating and hot water boiler, radiator, upvc double glazed windows, rear door to:

#### CONSERVATORY 9'2" x 7'5" (2.80m x 2.27m)



Upvc double glazed windows and upvc double glazed opening doors to the garden.

A staircase leads to the:

#### FIRST FLOOR LANDING

Upvc double glazed window.

**BEDROOM 1 13'1" x 9'10" maximum (3.99m x 3.02m maximum)**



Airing cupboard with cylinder tank, radiator, upvc double glazed window.

**VIEW FROM BEDROOM 1**



**BEDROOM 2 10'1" x 9'10" (3.09m x 3.00m)**



Built in wardrobe, radiator, upvc double glazed window with lovely views to the Conwy River and hills.

**VIEW FROM BEDROOM 2**



**BEDROOM 3 9'11" x 7'11" maximum (3.03m x 2.42m maximum)**



Maximum including over stairs cupboard, upvc double glazed window.

**2-PIECE BATHROOM**



In white bath comprising bath with over bath 'Mira' electric shower, pedestal wash hand basin, wall tiling, radiator, upvc double glazed window.

**SEPARATE LOW FLUSH W.C.**

Upvc double glazed window.

**OUTSIDE**

**FRONT AND SIDE GARDENS**

With lawn, flowers and shrubs.

## REAR GARDEN



with lawn, shrubs, patio areas and brick paved drive.

## DRIVEWAY

For off road parking leads to:

## DETACHED SINGLE CAR GARAGE

## TENURE

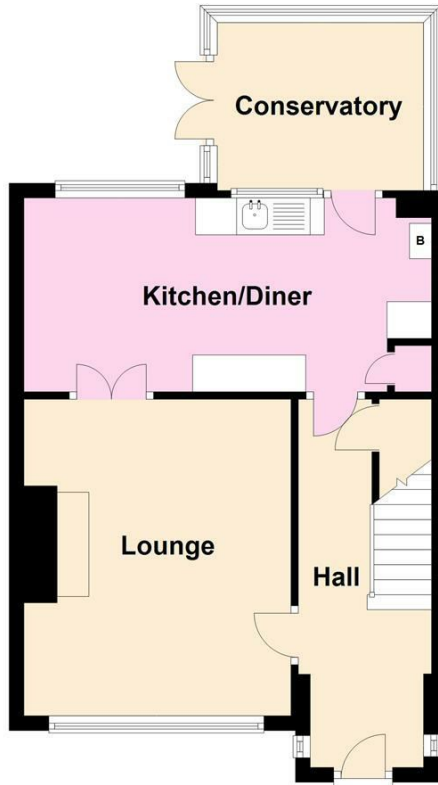
The property is held on a FREEHOLD tenure.

## COUNCIL TAX BAND

COUNCIL TAX BAND Is 'D' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

## Ground Floor

Approx. 46.4 sq. metres (499.6 sq. feet)



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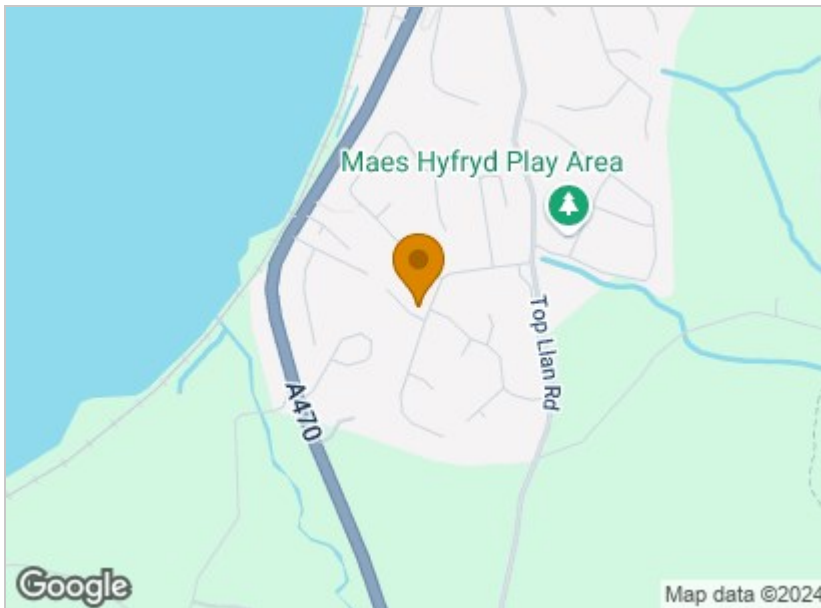
## First Floor

Approx. 39.0 sq. metres (419.5 sq. feet)

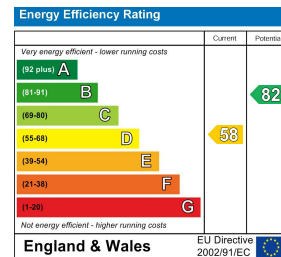


Total area: approx. 85.4 sq. metres (919.1 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From Glan Conwy Corner, follow the signs for Glan Conwy, passing Snowdonia Nurseries on the right hand side, proceed approx 300 yards, turn left onto Chapel Street, take 2nd right onto Top Llan Road, follow up the hill, turn right at Tal-y-Fan, turn 1st right onto Ffordd Naddyn, at the top of the hill, turn right onto Tal y Fan, follow the road for approx. 200 yards and the property is on the right hand side. A300 24/09/24

We will be pleased to arrange a viewing of this Home

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Llandudno Office Opening Hours - Monday to Friday: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

