

**Bryan Davies
+ Associates**

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10 Tyn Y Celyn, Glan Conwy, Colwyn Bay, LL28 5NN



£279,950

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www.bdahomesales.co.uk

THIS IS A LOVELY LINK DETACHED TWO/THREE BEDROOM HOME situated in the popular village of Glan Conwy with its local village shop, garden centre, primary school, railway station, excellent links to the A55 and approximately two miles from Conwy town and five miles from Llandudno.

The accommodation briefly comprises:- entrance hall; lounge/ground floor third bedroom; open plan sitting room/dining room; kitchen; good sized conservatory (5.20m x 3.29m - 17'0" x 10'9"); ground floor three piece bathroom. A staircase leads to the first floor; two double sized bedrooms and a two piece cloakroom. The property features gas fired central heating and upvc double glazed windows. Outside – small easily maintained gardens to the front and rear and driveway for off road parking leads to an attached single car garage.

WELL WORTHY OF INTERNAL INSPECTION

THE PROPERTY IS ONLY LINKED TO NEXT DOOR BY THE GARAGE

The accommodation comprises:

Canopied entrance with upvc double glazed front door to:

ENTRANCE HALL



Radiator, laminate wood flooring.

LOUNGE/GROUND FLOOR THIRD BEDROOM 16'5" x 10'10" (5.02m x 3.32m)



Fire surround with granite back and hearth with inset electric coal effect fire, display mantle, telephone and tv point, coving, radiator, laminate wood effect flooring, upvc double glazed window.



OPEN PLAN SITTING ROOM/DINING ROOM

SITTING ROOM 10'10" x 10'9" (3.31m x 3.29m)



Radiator, wood effect laminate flooring.

DINING AREA 10'9" x 8'8" (3.28m x 2.66m)



Double radiator, laminate wood effect flooring, double opening doors to both the conservatory and the kitchen.

Double opening doors to:

CONSERVATORY 17'0" x 10'9" (5.18m x 3.28m)



Radiator.

KITCHEN 14'7" x 6'11" (4.45m x 2.11m)



Fitted range of cream gloss fronted base, wall and drawer units with round edge worktops incorporating inset 1½ bowl sink unit with mixer taps, integrated 'Diplomat' electric oven, space for fridge/freezer, inset 4 ring 'Bosch' gas hob with cooker hood over, wall fronted wall units with display shelving, plumbing for automatic washing machine and dishwasher, recessed spotlights to ceiling, extractor, floor and wall tiling, double opening upvc double glazed doors to rear garden and patio.



GROUND FLOOR 3 PIECE TILED BATHROOM



White suite comprising shaped corner bath with electric 'Galaxy' shower over, pedestal wash hand basin, close couple w.c., ladder style towel rail, upvc double glazed window.

A staircase from the Entrance Hall leads to:

FIRST FLOOR LANDING

Access to roof space, wood effect laminate flooring, upvc double glazed window.

2 PIECE CLOAKROOM



Wash hand basin with tiled splashback, close couple w.c., 'Vaillant' gas fire central heating and hot water boiler, wood effect laminate flooring.

BEDROOM 1 11'7" x 9'10" (3.55m x 3.01m)



Eaves storage cupboard, double radiator, wood effect laminate flooring, open field views to front.



BEDROOM 2 10'11" x 9'8" (3.33m x 2.96m)



Plus built in full width wardrobes with mirror fronted sliding doors, hanging rails and shelving, double radiator, wood effect laminate flooring, upvc double glazed window to rear.

OUTSIDE

FRONT GARDEN

With lawn, beds and shrub borders.

CONCRETE DRIVEWAY TO FRONT

Provides off street parking leading to:

ATTACHED SINGLE CAR GARAGE

With double opening wooden doors, power and light, water connected, gas and electric meters.

REAR GARDEN



With full paved patio with raised beds, flower and shrub borders with decorative chippings, shrubs and trees, paved seating area.



TENURE

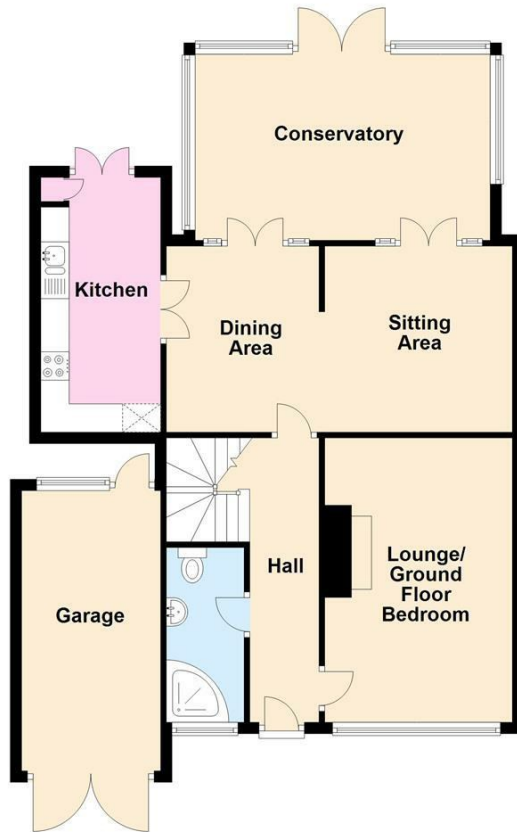
The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

Is 'D' obtained from www.conwy.gov.uk

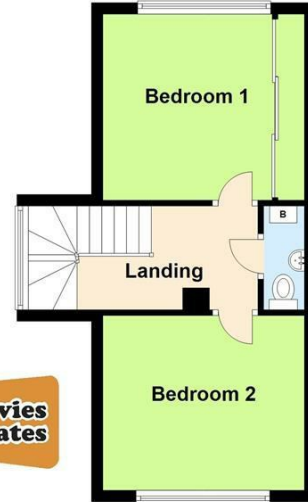
Ground Floor

Approx. 91.1 sq. metres (980.2 sq. feet)



First Floor

Approx. 32.2 sq. metres (346.8 sq. feet)



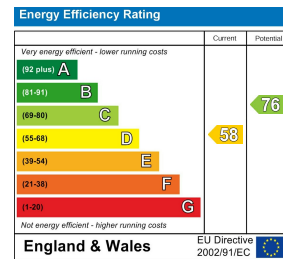
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Total area: approx. 123.3 sq. metres (1327.0 sq. feet)

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 approximately 300 yards and turn left onto Chapel Street, take 2nd right onto Top Llan Road, turn right and immediately left into Tyn y Celyn, the property is on the right hand side within 60-70 yards. A381 01/02/24

We will be pleased to arrange a viewing of this Home

01492 875125

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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.

