



**Bryn Eithin, Bryn Pydew,
Llandudno Junction, LL31 9QF**

**Asking Price Of
£585,000**





DESCRIPTION

This property has been described as a "haven" and it is easy to see why. Nestled in amongst the beautiful Bryn Pydew countryside, Bryn Eithin is a hidden haven perfect for those wanting a change in pace and lifestyle, while still being close to local town centres.

It offers stunning views from both the ground and first floor, taking in the breath-taking countryside surrounding the property and Llandudno's iconic Great Orme towering over the hills off in the distance.

Bryn Eithin offers a peaceful, private haven located away from the hustle and bustle of nearby towns. From the picturesque and relaxing external features to the cosy yet spacious interior. The property is also a walkers dream with the Bryn Pydew Nature Reserve and Bryn Marl Woods right on your doorstep.

The property also features double glazed windows and propane gas central heating throughout. Single septic tank.

There is a lot to like about this hidden haven. Give in to the call of the countryside and lose yourself in the peaceful home that is Bryn Eithin.

NOTE: 360 virtual tour is available upon request.

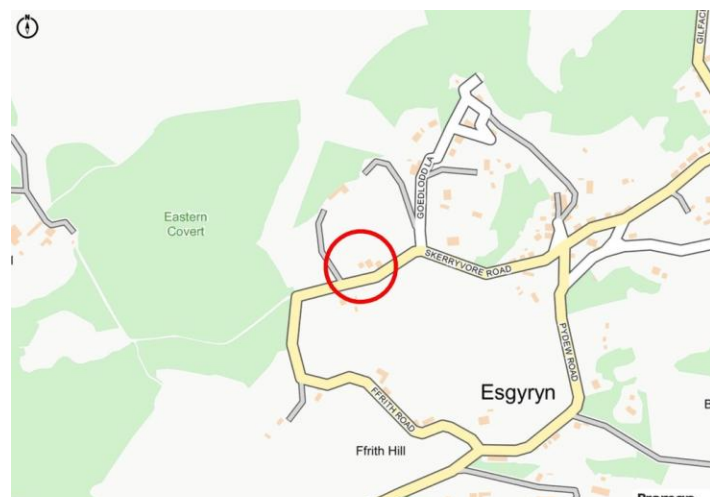
HALLWAY

WC

A two piece WC located on the ground floor.

LOUNGE

This lounge room is the perfect room for entertaining guests. Large enough to house a sizeable lounge setting, dining room table and still have plenty of room to mingle with your guests. Then, on a nice day, you can open the double French doors on to the rear garden/patio area and enjoy the sunshine with your family and friends. During the cooler months stay indoors and gather around the fireplace. Also the ideal room for families allowing room for kids to run around and play while the parents relax.





KITCHEN/BREAKFAST ROOM

A lovely modern style kitchen located at the back end of the property. Access from the hallway and through the conservatory. You can be doing the dishes while keeping an eye on the children playing in the garden or just take in the sweeping countryside views that surround the property. Kitchen features integrated dishwasher, fridge and comes with built in John Lewis and Partners cooker, induction hob and extractor fan. Includes ample cupboard and work bench space. There is also plenty of room to include a kitchen table.

CONSERVATORY

A lovely quiet space just off the kitchen which allows you a peaceful place to relax and take in the stunning views of the surrounding countryside, the greenery in your own back garden or the beautiful vines running up the back wall of the property. Allows access to the garage/work room.

BATHROOM

A three piece bathroom suite located on the first floor at front side of the property.





BEDROOM #3

A double bedroom located at the front side of the property taking in views of the front garden and surrounding countryside. If you look through/over the tree line across the road you can just see the iconic Obelisk.

BEDROOM #2

A double bedroom with stunning views towards Llandudno and over the surrounding countryside. Off in the distance you can see Llandudno's iconic Great Orme.

MASTER BEDROOM

Imagine waking up, looking down the end of your bed to see Llandudno's iconic Great Orme and the green surroundings of the picturesque Bryn Pydew countryside. This dream becomes reality in the master bedroom. This large master bedroom is located at the top, far end of the property allowing privacy for those in it. Double French doors at the rear of the property allow you to make the most and soak up the stunning views. Comes with its own beautifully modern ensuite bathroom.

ENSUITE

Beautifully modern decor, three-piece en-suite bathroom.

GARAGE/WORKROOM

Accessed through the conservatory this large, semi-divided space is the perfect space for a man cave or workshop, while also having room to park your car undercover or make into something like a home gym. There is also room for utilities.



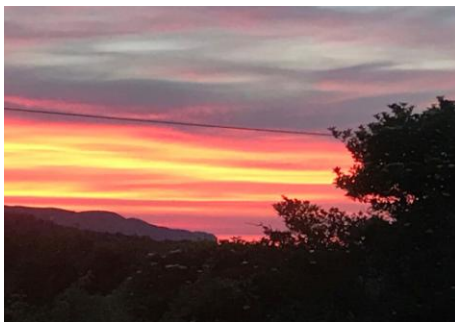




EXTERNAL

To the front of the property there is a long driveway which could house as few as three cars. There is a low maintenance garden area made up of chippings. And the feature of this front garden is the sun room. Accessed through sliding doors, you can enjoy this room in rain hail or shine. You can close yourself in during the winter months and stay nice and snug while enjoying the storm outside or you can open it up to enjoy the sunshine. This is a one of the many amazing features of this property.

To the rear, there is another low maintenance garden/patio area with views of the picturesque, green, countryside and Llandudno off in the distance. There is also a hot tub area in the back corner which is perfect for sitting in with a glass of wine and taking in a sunset with your other half.

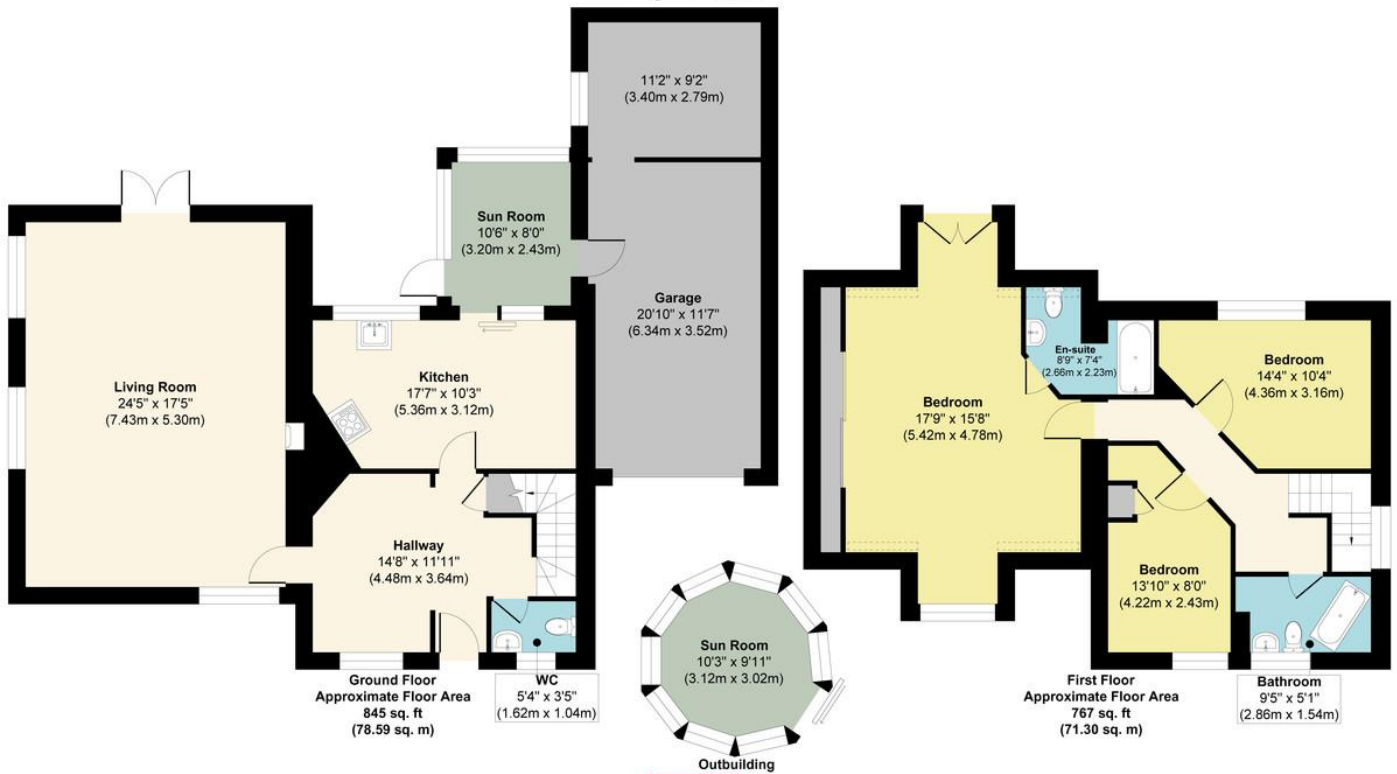


NOTE: Some photos have been taken by a drone so views will appear more elevated than they actually are.

PG September 2021



Bryn Eithin



Approx. Gross Internal Floor Area 1612 sq. ft / 149.89 sq. m

Not to Scale. For illustration purposes only.

Produced by Elements Property

Tenure and Council Tax: Tenure - We are informed by the vendors that the property is Freehold. We are informed by the vendors that the Council Tax Band is Band F.

Viewing: Strictly by appointment through our Anthony Flint Office.

Services: Please note that none of the services, fittings, fixtures or appliances, heating/plumbing installations or electrical systems have been tested by the Estate Agent and no warranty is given to verify their working ability.

Proof of Identity: In order to comply with anti-money laundering regulations. Anthony Flint Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

General: If you need any advice relating to mortgages, surveys or solicitors then please ask a member of staff who will be happy to recommend a professional local company.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.