



Pen-Y-Bryn Rowen Road

Tyn y Groes LL32 8TQ

£765,000

A substantial 4 bedroom Mediterranean style residence set in large grounds, commanding extensive views up the Conwy Valley.

An impressive home, architecturally re-modelled, renovated and extended over the years providing a spacious light and airy home in a private setting.

The well appointed accommodation has quality fittings throughout briefly comprising, reception hall, breakfast kitchen, dining room, utility room, lounge, study/office, orangery, 4 bedrooms - all with en-suite facilities.

First floor balcony and large front terrace. Twin car garage and tarmacadam driveway with ample parking area. Landscaped grounds and superb views.

VIEWING HIGHLY RECOMMENDED.



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IWAN M WILLIAMS
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Location

Tyn y Groes is located approximately 5 miles from the historic walled castle town of Conwy providing a range of shops for everyday needs. Within easy access of the A55 Expressway giving access to all main routes. The main Holyhead to London railway line at Llandudno Junction connects directly with Manchester airport.

Description:

Pen y Bryn is a most impressive home in an idyllic setting within the village of Tyn y Groes occupying a private elevated setting, enjoying extensive valley views.

Approached over a sweeping private tarmacadam driveway to large hardstanding and turning area, twin car garages with automatic doors and side access door.

Large landscaped grounds believed to extend in total to approximately $\frac{3}{4}$ of an acre with lawned areas, flower beds, small orchard and wooded areas.

All principle rooms have been designed to open onto the front elevation enjoying a southerly sunny aspect and taking full advantage of the extensive views.

The main features include:

- * Feature glass staircase in reception hall
- * Quality fitted kitchen with built-in appliances
- * First floor glazed balcony with views
- * 4 en-suite bedrooms with fitted bedroom suites and en-suite facilities
- * Oak flooring and doors throughout
- * Large orangery with views up the Conwy Valley
- * Beautifully fitted throughout with quality contemporary fittings



Occupying a lovely edge of village setting in a slightly elevated private position enjoying extensive views. Tyn y Groes is a popular rural village located within the beautiful Conwy Valley approximately 1 mile from the A470 at Tal y Cafn and also within a mile of the picturesque village of Rowen.

The walled castle town of Conwy is within 5 miles as is the A55 expressway allowing easy access to Chester and large centres of commerce.

The Accommodation Affords:
(approximate measurements only)

Reception Hall:

UPVC double glazed front door and full height side windows, impressive glass staircase with glazed side panelling and stainless steel hand rail leading off to first floor level. Oak flooring and oak doors leading off to all rooms. Wall lights and upright contemporary stainless steel radiator.

Dining Kitchen:

13'7" x 19'3" (4.15 x 5.87)

Contemporary 'Alno' German made kitchen units finished in cream and walnut with custom made acrylic granite effect worktops including integral sink and drainer. Central island with acrylic granite effect worktop and inset storage, lighting and drawer unit. Range of integrated 'Miele' appliances including glazed fronted wine cooler, built-in microwave and steam cooker, five ring hob with curved glass and stainless steel extractor canopy over. Integral sink and mixer tap, wall shelving with integral lighting, integrated fridge and freezer, inset spotlighting, breakfast bar. uPVC double glazed patio doors and windows opening onto large front patio area. Contemporary stainless steel vertical radiators. uPVC double glazed windows to side elevation. Oak and glazed door leading to:

Dining Room:

13'0" x 12'7" (3.97 x 3.84)

Oak flooring, two uPVC double glazed windows to rear with views, side glazed window, wall lights, two vertical radiators and inset mirrors. Oak and glazed door leading back into reception hall. Built-in cloaks cupboard in hallway.

Utility Room:

8'3" x 6'10" (2.52 x 2.10)

Fitted base and wall units with complementary granite worktops, 'Worcester' boiler for central heating and hot water. Stainless steel sink with mixer tap, plumbing for automatic washing machine and dishwasher, fitted tall cupboard, mosaic tiling, floor tiles, chrome heated towel rail, space for fridge, uPVC double glazed rear external door.

Lounge:

21'6" x 14'11" (6.57 x 4.55)

Twin oak and glazed doors leading from hallway, feature living flame fireplace, timber and glazed floor to ceiling book and display cabinet, oak flooring, wall lighting, wall mounted TV point. Modern radiators.

Study:

Fitted range of office furniture, uPVC window overlooking side with triple glazing, telephone point, vertical radiators, wall light point.

Large Orangery:

20'2" x 19'2" (6.17 x 5.85)

Glazed side windows, double glazed french windows both to front and rear elevations, canopy glass roof. Inset spotlighting, attractive tiled floor, recess display wall with oak surround, TV point, stainless steel vertical radiators.



Bedroom 1:

12'9" x 11'9" (3.91 x 3.6)

Fitted range of wardrobes, dressing table with inset lighting, three light display shelves, coving, modern radiator. En-suite shower room - wet room style flooring and glazed shower screen, bespoke wash basin and vanity unit, concealed WC, wall mounted mirror and lighting unit, shaver point. uPVC double glazed window overlooking rear. Built-in medicine/storage cabinet. Fully tiled walls in black and white finish. Modern radiator/towel rail.

Cloakroom:

(Off Hallway). Modern suite with concealed cistern low level wc, circular chrome towel rail and mirror/shelf with integral lighting over, vanity wash basin, fully tiled walls and floor, inset spotlighting, recess glazed display with spotlighting.

Bedroom 2:

17'1" x 10'8" (5.22 x 3.27)

Fitted range of bedroom units including wardrobes and drawer units, bedside cabinets. Wall lights, recess display shelving with lighting. uPVC double glazed patio doors leading onto small side patio. Modern radiator, coving, uPVC double glazed window to rear with views. En-suite bathroom with double ended bath, modern vanity wash basin unit with chrome tap and part mirror fronted storage and medicine cabinet above. Swivel full length mirror and storage unit. Fully tiled walls and floor. uPVC double glazed window to side elevation.



From reception hall attractive glass staircase leading off to:

First Floor - Landing

Oak flooring, spotlighting, sliding opaque glass doors leading to rear eaves storage. The landing has a seating area with large double glazed patio doors leading onto front balcony enjoying views.

Master Bedroom No 3:

(To include En-suite Bathroom). Magnificent views up the Conwy Valley across the front elevation. Modern range of fitted bedroom furniture including wardrobes with mirror fronted doors, bedside cabinet, display and storage unit. Telephone and TV point. En-suite Bathroom - panelled bath, vanity unit with chrome tap, shaver point, spotlighting, low level WC with concealed cistern. Built-in storage/medicine cupboard. uPVC double glazed window to side, velux double glazed window to rear, modern radiator/towel rail.



Bedroom 4:

18'8" x 15'6" (5.69 x 4.74)

(Including En-suite). Fitted range of bedroom units including wardrobes, bedside units and drawer units, modern radiators, wall lights. En-suite shower room - Modern fitted bathroom suite comprising; concealed cistern low level wc, vanity wash basin with mirror, lighting, heated ladder style contemporary gunmetal grey towel rail.

Outside:

Sweeping tarmac driveway leads up to large level hardstanding and turning area, detached twin garage with slate pitched roof, double glazed windows and side personal door, automatic roller shutter doors. Landscaped grounds with variety of established shrubs and specimen plants, lawned level gardens to front and side elevation, large modern front sun terrace. Well stocked flower borders. First floor integral balcony with stainless steel and glass screening enjoying panoramic views up the Conwy Valley. Outside lighting and security lights.

Services:

Mains water, electricity, gas and drainage are connected to the property.

Council /Tax Band:

Conwy Borough Council tax band 'H'.





Directions:

Proceed from Llanrwst in the direction of Llandudno along the A470, at Tal y Cafn turn left over the bridge up to Tyn y Groes, at the crossroads carry straight ahead towards Rowen and at the top of the hill opposite the turning into Trem y Coed turn left up a newly laid tarmac driveway which leads to Pen y Bryn.


Viewing:

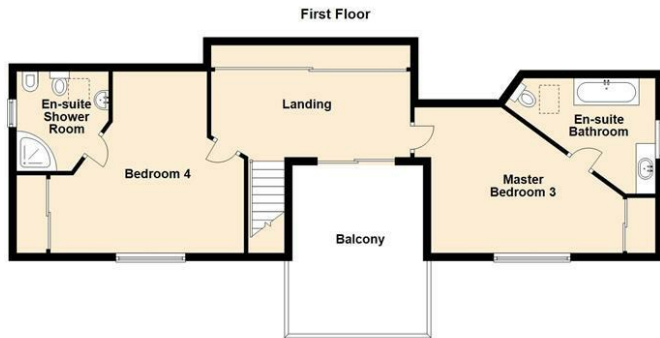
By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

Proof Of Identity:

In order to comply with anti-money laundering regulations, Iwan M Williams 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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	76	82
England & Wales	EU Directive 2002/91/EC 	



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