



Bryn Popty Cottage
Glan Conwy LL28 5TN



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£625,000

A stunning, architect designed, extended, renovated and remodelled original stone cottage in idyllic rural setting commanding far reaching views over the Conwy Estuary.

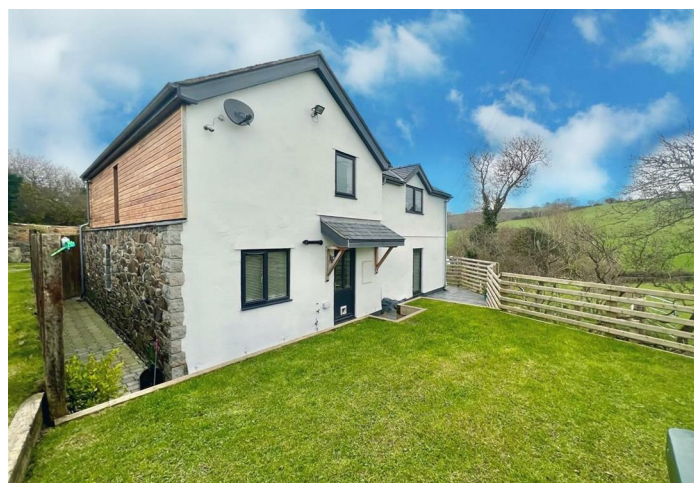
Set in a quiet countryside setting, this beautiful presented home offers superb contemporary accommodation with all principal rooms enjoying stunning views.

Set in approximately one acre in total, comprising small paddock area, stabling, and large paved driveway, rear garden and parking area. The main living accommodation is open plan with glazed gable wall and French doors leading onto first floor balcony area to enjoy the fabulous views.

Superb fitted kitchen with granite work tops and central Island, vaulted ceilings.

Affording ground floor - reception hallway, 3 double bedrooms (main bedroom with en-suite shower room), utility room, bathroom; first floor open-plan vaulted ceiling lounge, dining room and kitchen. Central heating and uPVC double glazing, en-suite main bedroom.

Inspection highly recommended.



Location

Glan Conwy is a popular village overlooking the estuary towards the castle town of Conwy, offering local amenities including primary school, a Public House and several other small businesses. Conveniently situated a short distance from the A55 expressway and the large towns of Llandudno and Colwyn Bay.

The Accommodation Affords
(Approximate measurements only):

Composite double Glazed Front Door Leading To:

L-Shaped Hallway:

uPVC double glazed large window overlooking side; column radiator; Velux window, inset spotlighting; Oak doors leading off.

Bedroom No 1: 15'8" x 12'9" (4.79m x 3.9m)

uPVC double glazed French doors and floor to ceiling windows opening onto front paved patio area; T.V point; vertical column radiator.

En-suite Shower Room: 11'1" x 5'4" (3.4m x 1.63m)

Large shower enclosure with sliding door; vanity wash basin with mirror and inset lighting above; granite worktop; low level W.C; Inset lighting; extractor fan; uPVC double glazed window to side elevation.

Bedroom No 2: 12'8" x 12'2" (3.87m x 3.71m)

uPVC Double glazed French door's leading onto rear garden; feature former inglenook fireplace with stone inset and oak lintel over; former bread oven with inset display lights; uPVC double glazed window; double paneled radiator.

Bedroom No 3: 11'9" x 8'6" (3.6m x 2.6m)

Double panelled radiator; Telephone point; uPVC double glazed window with views over the estuary.



Utility Room: 6'6" x 6'5" (2m x 1.97m)

Recess with cloak hooks; worktop with cupboard over; single drainer sink with base unit; plumbing and space for automatic washing machine; wall mounted Worcester central heating boiler; uPVC double glazed rear door onto rear garden.

Bathroom:

Three piece suite comprising roll top bath with claw feet and mixer tap shower adapter, concealed cistern W.C and vanity wash basin; granite worktop; built in linen and storage cupboards; column radiator and towel rail; uPVC double glazed window.

First Floor:

Glass and oak balustrade landing area with staircase leading to:

Large Open Plan Kitchen, Dining and Living Room:
All with Oak flooring:

Lounge And Dining Room: 30'6" x 15'8" (9.31m x 4.79)

Dinning area with uPVC double glazed windows overlooking rear; velux windows. Lounge with glazed gable wall with large uPVC double glazed windows enjoying extensive views towards the Conwy Estuary; French windows opening onto balcony enjoying extensive views over the Conwy Estuary.

Step Leading Down To:

Large kitchen Diner: 18'2" x 15'1" (5.54m x 4.62m)

Range of base and wall units and granite work tops; porcelain Belfast sink with mixer tap; integrated wine cooler and wine rack; central island unit with breakfast bar to either side; large granite worktop over inset cupboards; feature recessed concealed extractor hood with range cooker; integrated dishwasher; Oak flooring; radiator; uPVC double glazed windows enjoying views.



Outside:

The property is set in approximately 1 acre in total and has driveway leading to block paved hard standing providing ample parking; outside searing area; access leading to raised rear garden which is mainly laid to lawn. to one side of the property there is a timber and rail enclosed small paddock area with stabling and at lower level there are timber built stabling or shed would also be an ideal workshop area with hard standing for parking. The property commands superb views over the Conwy estuary, but is withing a short distance of the A470 main road leading to Glan Conwy and the A55 express way.

Services:

Mains water; electricity are connected to the property; septic tank drainage; oil fired central heating.

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

Council Tax Band:

Conwy County Council Tax Band 'B'

Directions:

From Glan Conwy follow the A470 towards Llanrwst at Nev's garage turn right sign posted towards the Graig and the nursery at Graig turn right at the triangle and down Trallwyn road passing the nursery and Pant y Frith on the right, continue to the triangle bear right going toward's the estuary and Bryn Popty cottage is located second on the left.

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	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of option must be treated as given on the same basis as these particulars.

Iwan M Williams Estate Agents

5 Bangor Road
Conwy
LL32 8NG

Tel: 01492 555500
Email: conwy@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

