



Bryn Hyfryd

Tyn Y Groes LL32 8SZ

£795,000

An outstanding split-level, 4-bedroom residence set within its own grounds commanding panoramic views down the Conwy Valley.

INSPECTION HIGHLY RECOMMENDED.

Bryn Hyfryd offers superb recently remodelled and renovated contemporary accommodation with the benefit of large integral lower ground garaging, large decked sun terrace extending along the front with direct access from the kitchen and living areas. Four bedrooms, two with en-suite bathroom and shower rooms, new central heating and double glazing, extensive new insulation throughout. Set within beautifully maintained grounds with private driveway and parking. Affording lower ground floor reception lobby, large open plan kitchen, dining and sitting room, inner hallway, lounge, rear entrance lobby and cloakroom, sitting room, study, bedroom 3, bedroom 4 and shower room. First floor - main bedroom with bathroom en-suite, bedroom 2 with shower en-suite. Lower ground floor garaging, utility, workshop and store areas.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>





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.

The Accommodation Affords
(Approximate measurements only):

LOWER GROUND FLOOR

Entrance Lobby:

Aluminium double glazed front door, side door leading to garage and utility. Staircase leading up to first floor level with glazed surrounds. Access to:

Open Plan Kitchen, Dining & Sitting Area:
26'7" x 12'9" (8.12m x 3.89m)



Kitchen:

Fitted range of base and wall units with solid oak worktops; 1 1/2 bowl sink; integral dishwasher; tall full height freezer and fridge; five ring gas hob, concealed extractor hood. Two split-level Neff ovens one with tilt and slide door, combination oven and microwave. Karndeal timber effect flooring; uPVC double glazed windows over side and front enjoying extensive views.

Dining & Sitting Area:

Double panelled radiator; by-folding doors leading onto front decking which extends along the front of the property.

Doorway from kitchen leading to:

Inner Reception Hall:

Double panelled radiator; turn staircase leading off to first floor level; understairs storage cupboard; inset lighting.

Lounge:

15'3" x 15'6" (4.65m x 4.73m)

Feature fireplace with gas cast iron log effect stove; radiator; TV point; large by-folding doors leading onto front decking enjoying extensive views.

Rear Entrance Lobby:

9'5" x 5'10" (2.88m x 1.78m)

Karndeal flooring; uPVC double glazed door leading to outside; radiator; inset spotlighting.

Cloakroom:

Radiator; low level WC; inset washbasin and tiled splashback; extractor fan.

From Reception Hall:

Built-in Cloaks Cupboard:

Shower Room:

8'3" x 5'9" (2.52m x 1.76m)

Vanity wash basin and mirror, low level WC; wall and floor tiling; extractor fan; inset lighting; ladder style heated towel rail.

Bedroom No 3:

11'3" x 9'6" (3.43m x 2.92m)

Radiator; uPVC double glazed window overlooking rear.

Bedroom No 4:

15'5" x 7'9" (4.72m x 2.38m)

Radiator; uPVC double glazed window and door leading to rear garden.

Sitting Room:

10'6" x 13'11" (3.22m x 4.26m)

uPVC double glazed window overlooking rear and side elevation; TV point; radiator.



Study Area:

5'9" x 3'3" (1.77m x 1m)

(Currently used as make-up Room). uPVC double glazed window to front.

Turn staircase from inner reception hall leading to:

FIRST FLOOR - Landing:

Built-in storage cupboard.

Bedroom No 1:

14'7" x 12'10" (4.46m x 3.92)

Radiator; uPVC double glazed window overlooking front with panoramic views; range of built-in wardrobes and concealed doors leading into:



Large En-suite Bathroom

9'6" x 9'3" (2.9m x 2.82m)

Shower enclosure with glazed screen, overhead raindrop shower, panelled bath with chrome tap, vanity wash basin and low level WC; shaver and light point; radiator; wall and floor tiling; velux double glazed window; inset spotlighting.



Bedroom No 2:

11'10" x 12'11" (3.62m x 3.94m)

(L-shaped). uPVC double glazed window overlooking front enjoying panoramic views; recessed storage cupboard with shelving. Pocket door leading to:

En-suite Shower Room:

Large shower enclosure, pedestal wash hand basin and low level WC; ladder style heated towel rail; wall and floor tiling.

LOWER GROUND FLOOR

Garage & Utility Room:

17'3" x 12'7" (5.26m x 3.86m)

Automatic roller shutter doors; range of base units with oak worktop; inset sink; plumbing for automatic washing machine, space for dryer; double panelled radiator; power points; sliding barn style door leading to:

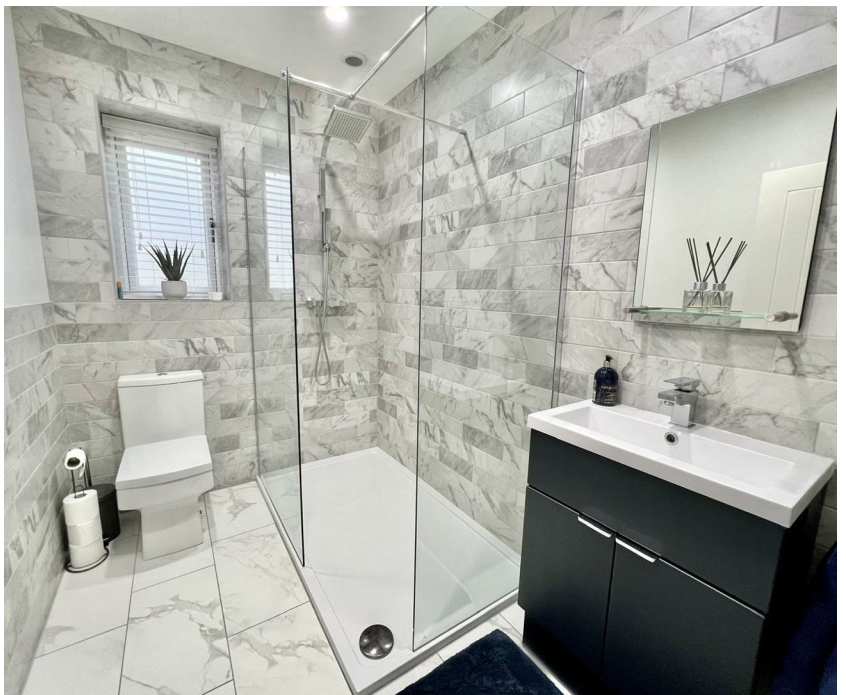
Rear Storage:

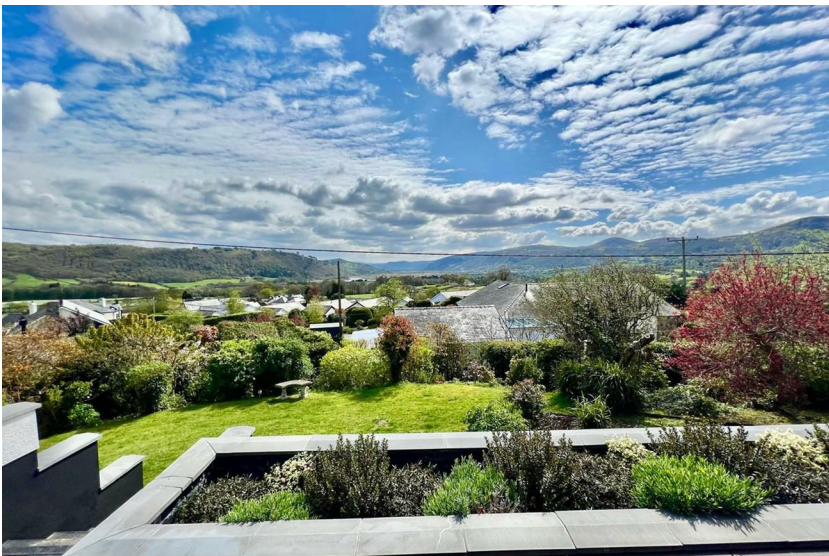
10'11" x 13'1" (3.35m x 3.99m)

Further door leading to various storage rooms beneath the house (5.4m x 4.37m) within three separate areas. Wall mounted 'Vaillant' central heating boiler.

Outside:

The property is set within its own grounds, attractive lawned gardens with a variety established shrubs and plants, rear patio area; large decking to front enjoying extensive views; tarmac driveway providing ample parking.





Services:

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

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

Directions:

Proceed from Conwy towards Tyn Y Groes, on entering the village centre turn right just before the former Red Lion Pub towards Rowen passing the Young Farmers Village Hall on the right hand side, Bryn Hyfryd is the fourth property on the left hand side.

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
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. Plan produced using PlanUp.

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.

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