



3 Bryn Isa
Glan Conwy LL28 5NT



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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Glan Conwy LL28 5NT

£850,000

LAST REMAINING NEW HOME

A stunning, 5-bedroom contemporary home in a select development of four luxury homes in an edge of village setting with panoramic estuary castle and mountain views.

3 Bryn Isa occupies a spacious corner plot enjoying breathtaking views over fields towards Conwy and Deganwy to one side and the estuary and mountains of Snowdonia along the rear. Substantial split-level home offering luxury modern accommodation with wraparound balcony and private enclosed rear garden. Central heating and double glazing, contemporary luxury bathrooms with granite and marble tiled surrounds; modern open plan living area with fully fitted kitchen, central island unit and glazed walling along the rear to take in the south westerly views. Large double garage with automatic doors and off road parking area.

Viewing 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 Door:
Leading to

Ground Level Reception Hall:
Turn balustrade and glazed staircase leading down to lower level sleeping accommodation.

Reception Hall: 11'10" x 11'7" (3.61m x 3.54m)
Inset spotlighting.

Cloakroom:
Modern suite with concealed cistern WC, marble effect back lite wall, tiled floor, wash basin; radiator; extractor fan.

Utility Room: 10'5" x 7'10" (3.2m x 2.39m)
Fitted range of base and wall cupboards with granite worktops and inset drainer sink with mixer tap; plumbing for automatic washing machine and space for dryer. Tall cupboard housing central heating boiler; extractor fan; floor tiling; radiator. Built-in cupboard housing high pressure hot water cylinder and heating system.

Sitting Room: 13'1" x 11'8" (4m x 3.57m)
Radiator; uPVC double glazed window overlooking front; inset spotlighting.

From reception hall twin timber doors leading to:

Large L-shaped open plan contemporary Living Room
35'11" x 15'1" increasing to 22'8" (10.97m x 4.62m increasing to 6.93m)

Living Room:
Two vertical radiators; large fully glazed wall overlooking rear with integral sliding glazed doors leading onto large wraparound balcony enjoying extensive views to all directions.



Dining Area:

Fully glazed rear wall and side bi-folding doors leading onto rear balcony. Panoramic mountain and estuary views.

Kitchen:

Fitted modern units with granite marble effect worktops; inset granite sink ; split level Neff oven and combination oven microwave; integrated dishwasher; American fridge with plumbing; central island with granite worktops; breakfast bar; Neff integrated extractor with concealed lighting; integrated wine cooler.

From main landing turn staircase leading down to:

Lower Ground Floor Hallway:

Radiator; inset lighting; door with further access to understairs storage with hidden cupboard housing media control system.

Bedroom No 1: 22'10" x 13'0" (6.96m x 3.96m)

To include en-suite shower room. Large uPVC double glazed doors leading onto rear garden and patio; inset spotlighting.

En-suite:

Beautiful marble effect tiling; concealed cistern WC and vanity wash basin, walk-in shower with glazed screen; ladder heated towel rail.

Bedroom No 2: 11'7" x 10'4" (3.54m x 3.15m)

uPVC double glazed door and windows leading onto rear patio; TV point; radiator.

En-suite:

Marble effect floor and wall tiling; contemporary shower with glazed screen, concealed cistern WC, vanity unit.

Bedroom No 3: 15'1" x 10'3" (4.6m x 3.14m)

Vertical radiator; TV point; inset lighting; uPVC double glazed door and window leading onto rear patio, views.

Bedroom No 4: 10'3" x 11'9" (3.14m x 3.6m)

uPVC double glazed window overlooking side; radiator; TV point.

Bedroom No 5: 11'9" x 8'11" (3.6m x 2.74m)

uPVC double glazed window to side elevation; vertical radiator; inset spotlighting.



Luxury Bathroom:

Granite surrounds; wall hung contemporary vanity unit, concealed cistern WC; fully tiled marble effect walls; inset lighting.

Outside:

The property has a resin finished driveway providing ample parking; side access leading onto wraparound balcony and staircase leading down to lower ground large patio area, grassed garden and further lower level flagged patio area. Raised borders; timber privacy fencing. Outside lighting and water tap. The property also has a large double garage providing secure parking and storage with automatic up and over door, power and light connected.

Services:

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

Viewing:

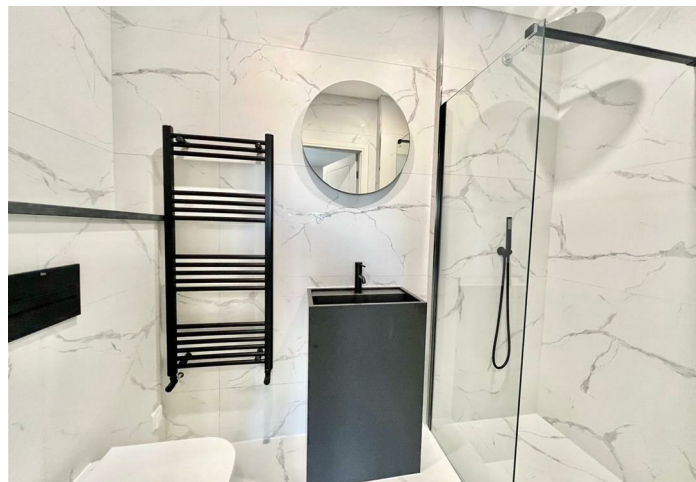
By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk


Directions:

Proceed from the agents office to the A55 expressway and take the A470 signposted Betws y Coed and continue into the village of Glan Conwy. On approaching the village turn left by the playing field in the village centre, continue straight ahead passing the church on the left hand side, continue up the hill and take a left towards Groesffordd Road and first left into Maes Isa and the property will be viewed in the far left hand corner.

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>		
England & Wales	EU Directive 2002/91/EC	

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>

