



## Garth Farm Garth Road

Glan Conwy LL28 5TD

£449,000

A substantial double fronted former farmhouse occupying a quiet hamlet setting on the outskirts of Glan Conwy, enjoying extensive views towards the Conwy estuary.

Commanding an elevated semi-rural setting with all principal rooms enjoying extensive estuary views. Set in large well maintained grassed gardens, driveway providing ample parking.

Well appointed accommodation affording sitting/dining room, lounge, inner hall, dining kitchen, utility/laundry room, landing, bedroom 1, bedroom 2, bedroom 3, bathroom.

uPVC double glazing throughout, part night storage heating .

Convenient location within 5 minute drive of the A55 Expressway.

Viewing highly recommended.



Tel: 01492 555500

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







## 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):

#### Covered Front Entrance:

Composite double glazed front door leading to:

#### Sitting/Dining Room:

15'3" x 15'8" (4.65m x 4.8m)

Feature fireplace with tiled inset and hearth; night storage heater; beamed ceiling; uPVC double glazed window to side elevation; uPVC double glazed front bay with bespoke window seating below enjoying extensive views; TV point; staircase leading off to first floor level.

#### Lounge:

15'1" x 10'6" (4.6m x 3.22m)

uPVC double glazed bay window overlooking front with bespoke window seating enjoying views. Briquette fireplace surround with side plinths and hearth; TV point; exposed roof timber; uPVC double glazed window to side elevation; night storage heater.





#### Inner Lobby Hallway:

Understairs storage cupboard. Steps leading up to:

#### Rear Entrance Hall:

Composite double glazed rear door.

#### Dining Kitchen:

12'3" x 10'8" (3.75m x 3.27m)

Fitted range of base and wall units with complementary worktops; single drainer sink; integrated dishwasher; space for fridge; electric cooker point with filter extractor above; uPVC double glazed window to side and rear elevation; wall and floor tiling; dado rail; inset spotlighting; wall panelled electric heater.

#### Utility/Laundry Room:

11'3" x 7'2" (3.43m x 2.2m)

Double drainer stainless steel sink; plumbing for automatic washing machine; space for freezer; uPVC double glazed window to side and rear elevation; wall and floor tiling.



### FIRST FLOOR

#### Landing:

uPVC double glazed window overlooking rear.

#### Bedroom No 1:

15'1" x 12'1" (4.62m x 3.7m)

uPVC double glazed window overlooking front and side elevation enjoying extensive estuary views extending towards the Vardre and the Great Orme; night storage heater; wall lights.

#### Bedroom No 2:

15'5" x 9'0" max. (4.71m x 2.75m max.)

Night storage heater; uPVC double glazed window overlooking front enjoying extensive views; wall light.

#### Bedroom No 3:

9'2" max. x 6'3" (2.81m max. x 1.91m)

uPVC double glazed window overlooking front with viws.

#### Bathroom:

11'3" x 7'2" (3.44m x 2.2m)

Panelled bath with shower above, low level WC and wash hand basin; uPVC double glazed window; shaver and light point; built-in linen/airing cupboard with storage above; wall mounted convactor heater.

#### Outside:

Estate style timber gate leads to driveway providing ample off road parking; large plot with grassed gardens, front terrace enjoying extensive views down the valley. Rear courtyard area with outside seating, outside WC.





### Services:

Mains water and electricity are connected to the property; septic tank drainage; part night storage heating.

### Council Tax Band:

The property is currently let out for holiday let use therefore is paying business rates.

### 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](mailto:conwy@iwanmwilliams.co.uk)

### Directions:

Proceed through the village of Glan Conwy in a southerly direction towards Llanrwst, on leaving the village fork right down a little slip road, Garth Road, and follow the road up the hill bearing sharp left at the top and immediately right and the property will be viewed straight ahead with access 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.





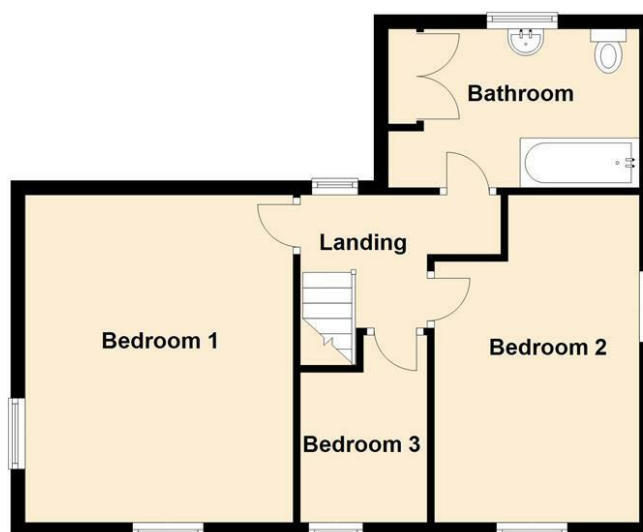


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>30</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Ground Floor



First Floor



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.

## Iwan M Williams Estate Agents

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