



1 Plas Glorian  
Conwy LL32 8HZ



# 1 Plas Glorian

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£479,500

A stunning barn conversion situated in a desirable edge of town setting adjacent to open fields, enjoying extensive countryside views.

Forming part of a professionally converted range of traditional farm outbuildings, this semi detached property benefits from large side glazed orangery, large timber built garaging, and outside office or occasional bedroom.

Set in beautifully maintained grounds forming part of a mews style development , tarmacadam drive and hardstanding for parking, lawned garden and patio, vegetable garden.

Beautiful newly fitted kitchen with granite worktops and central island, integrated appliances, feature timberwork throughout, oil central heating, double glazing and luxury bathroom.

Affording orangery/sunlounge, breakfast kitchen, dining/sitting room, spacious galleried landing, bedroom 1, bedroom 2, bathroom.

A Stunning Lifestyle Opportunity - Viewing Highly Recommended





## Location

Accommodation Affords:  
(approximate measurements only)

Orangery-Sun Lounge: 18'0" x 12'0" (5.5m x 3.68m )  
Tiled flooring; vaulted ceiling with inset velux windows;  
large uPVC double glazed floor to ceiling glazed wall to  
one side overlooking garden; bi-folding door leading to  
outside; wall lights; Victorian style column radiator.

Bi-Folding door leading to kitchen:

Kitchen: 13'11" x 15'3" (4.25m x 4.65m )  
Fitted range of quality base and wall units with granite  
worktops; integrated appliances. inset twin bowl porcelain  
sink with mixer tap; central island with granite worktop and  
lighting over; integrated wine cooler and wine rack. Draw  
unit and pull out corner carousel; integrated dishwasher  
and washing machine. A bank of tall cupboards along one  
wall with integrated stainless steel AEG oven and  
microwave; space for American fridge. Floor tiling; uPVC  
double glazed windows overlooking front and side  
elevation.

Leading to:

Dining/Sitting Room: 19'0" x 12'4" (5.8m x 3.78m)  
Feature recessed former fireplace with raised hearth;  
beamed ceiling; engineered oak flooring; turn and oak  
glazed staircase leading off to first floor level.

First Floor Galleried Landing: 12'10" x 12'0" (3.92m x  
3.66m )  
Engineered oak flooring; uPVC double glazed windows to  
front enjoying views.

Bedroom 1: 14'11" x 12'7" (4.55m x 3.84m )  
Range of built in wardrobes along one wall with sliding  
mirror doors; hanging and shelving space; engineered oak  
flooring; uPVC double glazed windows overlooking front  
and side elevation; column radiator.





Bedroom 2: 12'7" x 17'7" (3.84m x 5.38m )

Engineered oak flooring, attractive A frame roof timbers; column radiator; uPVC double glazed window overlooking front and rear elevation.

Luxury Bathroom: 12'11" x 5'11" (3.94m x 1.82 )

Luxury suite comprising freestanding roll top bath with mixer tap; hand held shower adapter; large walk in shower enclosure with tiled surrounds; vanity wash basin with built in cupboards and shelving to either side; concealed cistern w.c and bidet; column radiator; heated towel rail; uPVC double glazed window overlooking rear.

#### Outside:

The property situated on the edge of the village of Gyffin on the outskirts of Conwy enjoying extensive Countryside views, tarmac driveway and hardstanding providing ample parking for several vehicles, established shrubs and plants to borders, flagged patio area, lawned garden with views to surrounding countryside, detached outside timber built studio/office measuring 5.5m x 2.5m with power and light connected, sliding uPVC double glazed doors inset spotlighting ideal office, gym or occasional bedroom. In addition, to the main garden there is also an enclosed kitchen garden with greenhouse. Detached twin timber purpose built car garages 7.82m x 4.46m with twin automatic roller shutter door, power and light connected, workbench and shelving. Outside water tap.

#### Services:

Mains water, electricity and drainage connected to the property, oil fired central heating.





### 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.

### 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)


### Council Tax Band:

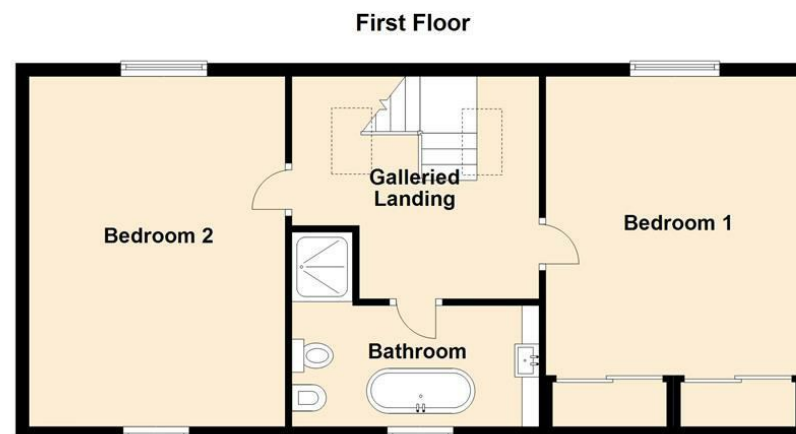
Conwy County Borough Council tax band 'C'

### Directions:

Proceed from Gyffyn up Llanrwst Road out of the village and the property will be viewed on the right hand side being the last property before the fields and leaving the village



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</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>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	61	77
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		



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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 opinion must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

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