



## 4 Glydar

Glan Conwy LL28 5PR

£284,500

A spacious, well appointed 3-bedroom dormer style bungalow in popular setting enjoying extensive views towards Conwy estuary and the Great Orme.

This well maintained home offers superb opportunity for a family, offering well appointed accommodation with ample off road parking, garage and sizeable rear garden.

The accommodation affords reception hall, cloakroom, lounge, dining room, conservatory/sun lounge, kitchen, bedroom 1, bedroom, 2, bedroom 3, bathroom.

Gas fired central heating, double glazing, large rear conservatory/sun lounge and brick paved driveway providing ample parking.

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)

Composite Double Glazed Front Door:  
Leading to:

Reception Hall:

Turned staircase leading off to first floor level;  
double panelled radiator; understairs storage cupboard.

Cloakroom:

Low level WC and wash basin.

Lounge:

15'5" x 10'9" (4.7m x 3.3m)

Laminated timber effect floor; double panelled radiator; uPVC double glazed bow window overlooking front; TV point; feature fireplace surround with coal effect gas fire, marble hearth; dado rail and coving; twin timber and glazed doors leading to dining room.





#### Kitchen:

11'4" x 6'11" (3.46m x 2.11m)

Fitted range of base and wall units with complementary worktops; four plate ceramic hob and canopy stainless steel extractor above; split level double oven and grill; tall cupboard; plumbing for automatic washing machine and dishwasher; 1 1/2 bowl sink with mixer tap; wall tiling; uPVC double glazed door and window to rear elevation.



#### Dining Room:

8'3" x 10'11" (2.54m x 3.34m)

Radiator; laminated timber flooring; coved ceiling. Sliding aluminium double glazed doors leading through to:

#### Rear Conservatory/Sun Lounge:

14'7" x 9'6" (4.46m x 2.9m)

Tiled floor; double panelled radiator; inset spotlighting; vaulted ceiling; low level brick walling; uPVC double glazing.



### FIRST FLOOR

#### Landing:

Built-in cupboard housing Vaillant boiler; access to roof space with light connected.

#### Bedroom No 1:

10'6" x 9'7" (3.22m x 2.94m)

Range of fitted wardrobes with part mirror fronted doors; double panelled radiator; coved ceiling; uPVC double glazed window enjoying extensive views over rooftops towards Conwy estuary, The Vardre and The Great Orme.

#### Bedroom No 2:

8'6" x 11'0" (2.61m x 3.36m)

uPVC double glazed window overlooking front; radiator.

#### Bedroom No 3/Study:

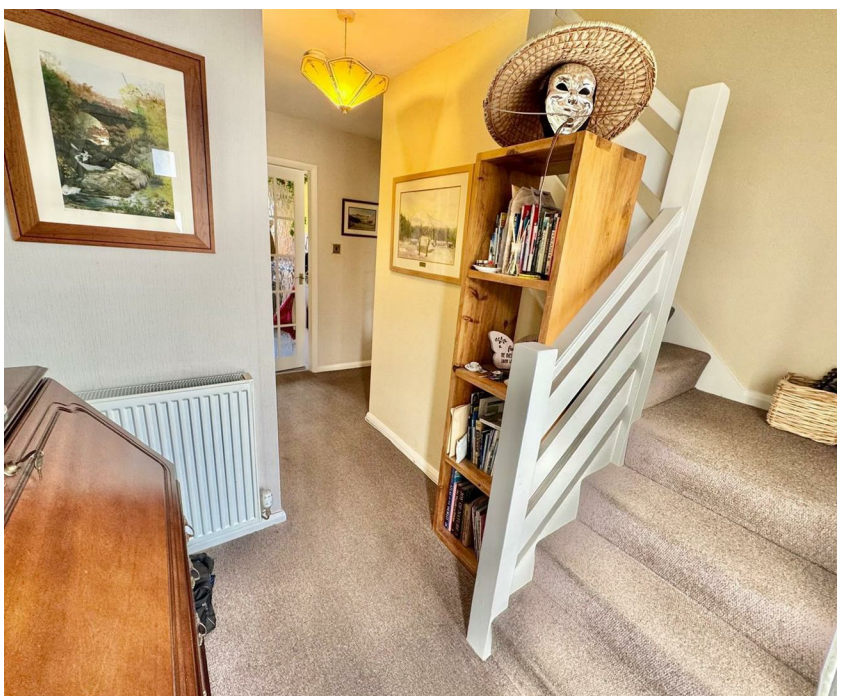
7'8" x 7'8" (2.34m x 2.35m)

Plus built-in wardrobes with floor to ceiling sliding mirror doors; uPVC double glazed window overlooking rear enjoying extensive views. Radiator.

#### Bathroom:

6'2" x 6'4" ext. to 8'10" into shower recess. (1.88m x 1.94m ext. to 2.71m into shower recess.)

Four piece suite comprising panelled bath, concealed cistern WC and vanity wash basin, recessed shower enclosure; chrome heated towel rail; wall and floor tiling; uPVC double glazed window.





### Outside:

The property is situated in a small cul-de-sac at the end of the estate commanding extensive views. Front brick paved driveway and hardstanding providing ample parking for several vehicles. Extensive rear garden with raised flagged patio area, grassed garden with access leading to lower level flagged patio and grassed area. The garden enjoys the last of the summer evening sunshine and enjoys extensive coastal views.

### Attached Car Garage:

17'4" x 8'10" (5.3m x 2.7m)

Automatic roller shutter doors, power and light connected, space for dryer, uPVC double glazed door and window to rear. Overhead storage, mezzanine level (3.68m x 2.7m).

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

### Council Tax Band:

Conwy County Borough Council tax band 'D'.

### Directions:

Proceed into Glan Conwy village turn left by the playing field and Chinese take-away, continue left and take second right into Top Llan Road, continue up to the Tal Y Fan estate, take the second left and follow the road bearing right at the top into Glydar and the property will be viewed second on the right.

### 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.

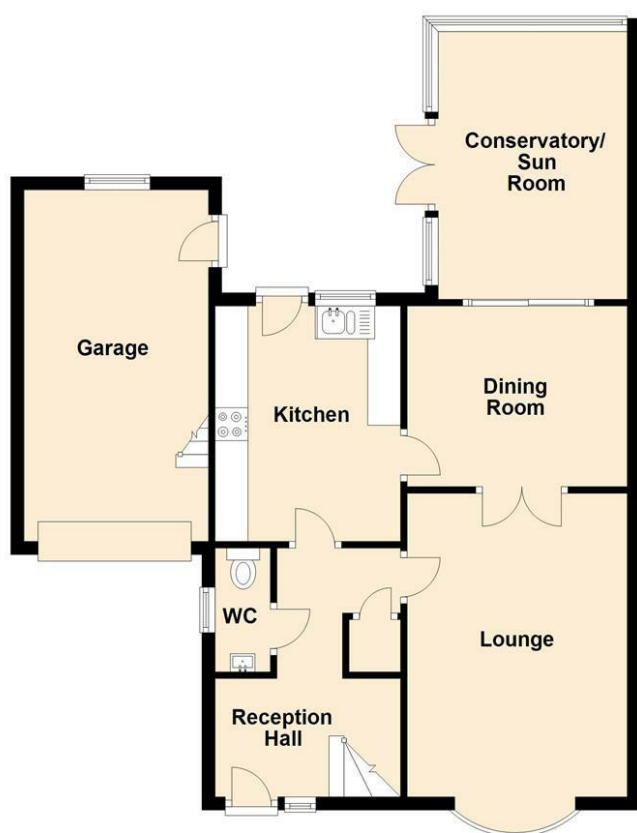






| Energy Efficiency Rating                    |           |                                                                                                              |
|---------------------------------------------|-----------|--------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                    |
| Very energy efficient - lower running costs |           |                                                                                                              |
| (92 plus) <b>A</b>                          | <b>77</b> | <b>88</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>                             |           |                                                                                                              |
| Not energy efficient - higher running costs |           |                                                                                                              |
| England & Wales                             |           | EU Directive<br>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.  
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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.

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