



26 Glan Y Wern

Tyn Y Groes LL32 8TW

£167,500

A beautifully presented spacious 2 bedroom semi detached house in a corner plot, enjoying extensive open countryside views.

An ideal first time buyer home.

Situated on a small estate of similar styled housing withing the rural village of Tyn y Groes in the beautiful Conwy Valley, approximately 6 miles from Conwy. The property has been well maintained and offers generous sized rooms, comprising entrance hall, lounge with views over fields, 'L' shaped dining kitchen, landing with built in store cupboards, bedroom 1, bedroom 2, bathroom. Corner plot with garden to front, side and rear. Attractive rear patio area, oil fired central heating and uPVC double glazing.

Local Occupancy Restrictions applies.



Tel: 01492 555500

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



Location

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.

Local Occupancy Clause

The property is subject to a Section 157 Local Occupancy Clause, the purchaser must be resident in the County of Conwy or within a 30 mile radius (within Wales) for a minimum of 3 years, please ask the agents for more information.

Entrance Hall

Radiator; staircase leading off to first floor level; laminated timber effect floor.

Lounge

4.05 x 3.93 plus recess

Recessed former fireplace with tiled inset and timber surround, tiled hearth; TV point; double panelled radiator; uPVC double glazed window overlooking front enjoying views; understairs storage cupboard; telephone point.

The Accommodation Affords:

(Approximate measurements only)

Entrance Hall

With double glazed front door, radiator, staircase leading up to first floor level, laminated timber effect flooring.

Lounge

13'3" x 12'10" + recess (4.05m x 3.93m + recess)

Timber fireplace surround with tiled inset, tiled hearth, TV point, double panel radiator, uPVC double glazed windows overlooking front enjoying extensive views, understairs storage area, telephone point.



Dining Kitchen

15'10" x 10'3" maximum + 4'11" x 4'7" recessed are (4.85m x 3.14m maximum + 1.5m x 1.41m recessed area)

Kitchen - range of fitted base and wall units with complimentary worktops, stainless steel double oven and grill, four plate ceramic hob, canopy stainless steel extractor hood above. uPVC double glazed window and door to rear, tiled walls, stainless steel sink with mixer tap. Dining area - radiator, uPVC double glazed window overlooking side elevation, tiled floor.

First Floor Landing

uPVC double glazed window to side elevation, built in linen and storage cupboards.

Bedroom 1

12'11" x 10'5" (3.95m x 3.19m)

Range of fitted bedroom units, comprising wardrobe, bedside cabinets, overhead storage cupboards, dressing table. Radiator, TV and telephone point, uPVC double glazed window overlooking front enjoying extensive views across the Valley.

Bedroom 2

10'4" x 10'4" (3.17m x 3.16m)

Radiator, uPVC double glazed window overlooking rear enjoying views.

Bathroom

Three piece suite comprising panelled bath with mixer tap shower above, pedestal wash hand basin, low level w.c. Fully tiled walls, heated towel rail, uPVC double glazed window.

Outside

The property occupies a corner plot with gardens to front, side and rear. Grassed front and side gardens, timber garden store shed, oil tank, high level fencing providing privacy, rear attractive patio area. Outside lighting. Brick built store shed housing combi boiler for central heating and hot water. Space for dryer.

Services

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

Agent's Note

We understand that planning permission to extend the property has now lapsed, but this has been awarded at some point in the past.

The property is subject to a Local Occupancy Restriction, under Section 57 of The Housing Act, please ask the Agent for further details.

Viewing

By appointment through the Agents Iwan M. Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

Proof Of Funds

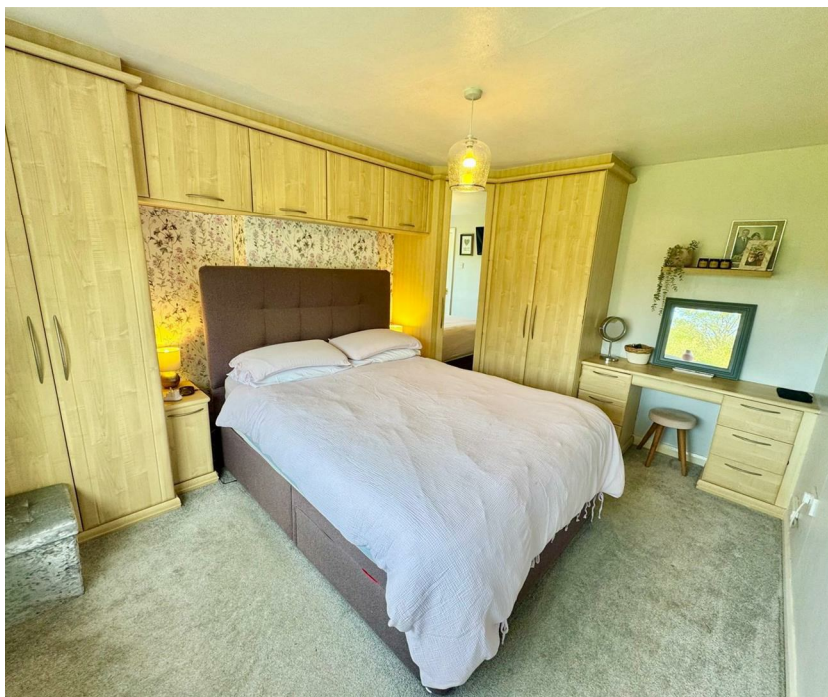
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport 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.


Council Tax Band:

Conwy County Borough Council tax band 'B'

Directions

From the A470, continue over the Talycfn bridge, bare left up to Tyn y Groes village, turn right at the crossroads and right again into Glan y Wern, Bare left and follow the road down to the lower level and the property will be viewed on the right hand side, being at the end of the estate overlooking the fields.



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	



Floorplan To Follow

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.

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