



12 Tyn Y Celyn
Glan Conwy, Conwy, LL28 5NN

Rostons  **VILLAGE & COUNTRY HOMES**
01829 773000 | www.rostons.co.uk

12 Tyn Y Celyn

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Offers over £250,000

A superb two bedroom link detached home situated in Glan Conwy, North Wales. The property affords well presented accommodation throughout together with an excellent standard of well appointed fixtures and fittings. The accommodation briefly comprises, entrance hall, lounge with feature fireplace, dining room, fitted kitchen with integrated appliances plus a contemporary ground floor bathroom with roll top bath. To the first floor there is a good size landing and two double bedrooms with access to substantial eave storage space. Externally, on approach, there is off road driveway parking for one vehicle which leads to a garage and utility/workshop. The front garden is paved with shrubbery borders and a side gate provides access to the easily maintained west facing flagged patio garden.

LOCATION

Glan Conwy is a scenic village located in North Wales, perched on the eastern bank of the Conwy River. It lies just south of the historic town of Conwy and is within easy reach of the North Wales coast. Known for its beautiful landscapes, Glan Conwy offers stunning views across the river towards the Conwy estuary and the mountains of Snowdonia, making it a sought after location for its mix of natural beauty and proximity to essential amenities. Glan Conwy, like the nearby medieval walled town of Conwy, has deep historical roots. The area is dotted with sites of interest and is close to Conwy Castle, a UNESCO World Heritage Site. Its elevated position along the Conwy River provides many homes with panoramic views of the valley, coastline, and surrounding countryside. This small, friendly village has a warm, welcoming community, with a local shop, a primary school, nearby pubs, and essential services. A local railway station offers convenient travel options, connecting residents with Conwy, Llandudno, and further afield. The Snowdonia National Park is just a short drive away, providing opportunities for hiking, climbing, and exploring some of the UK's most stunning natural landscapes. The coastline and nearby beaches also offer beautiful walking trails and seaside leisure. Just off the A55 North Wales Expressway, Glan Conwy combines the tranquillity of village life with easy access to larger towns and cities, including Conwy, Llandudno, and Bangor. This makes it a convenient spot for commuters as well as those seeking a peaceful retreat.





ACCOMMODATION

Approached from the driveway a double glazed door provides access to the entrance hall.

ENTRANCE HALL

Having, wooden flooring, radiator, turned staircase rising to the first floor landing with a useful storage cupboard beneath.

LOUNGE

A spacious lounge with a double glazed window to front, brick fireplace, timber mantel and a feature inset living flame gas fire, radiator.

DINING ROOM

Double glazed windows and French doors leading out to the rear patio garden, tiled flooring, radiator.

KITCHEN

Fitted with a modern comprehensive range of wall, base and drawer units, contrasting worksurfaces and a stainless steel single drainer sink unit with a mixer tap over, wine rack, integrated gas oven, gas hob, extractor, integrated fridge freezer, plumbing point for a dishwasher, tiled splashbacks, wall mounted gas central heating boiler (fitted in 2023) double glazed window and door to rear garden.



GROUND FLOOR BATHROOM

Roll top bath, mains shower over, curtain rail, WC and wash hand basin, radiator, part tiled walls, tiled flooring, double glazed window.

FIRST FLOOR LANDING

Double glazed dormer window, large cupboard.

BEDROOM 1

Double bedroom with a double glazed window to rear, built in wardrobe, access to eave storage space, radiator.

BEDROOM 2

Double bedroom with a double glazed window to front, built in wardrobe, access to eave storage space, radiator.



OUTSIDE

Set back from the main road beyond a deep set lawned verge and mature trees, the property affords driveway parking for one vehicle which leads to a single GARAGE which extends into a large UTILITY and WORKSHOP.

UTILITY/WORKSHOP

A useful extension to the garage having space for numerous white goods and a plumbing point for a washing machine. This area provides a opportunity to be used as a workshop space for DIY enthusiasts.

GARDEN

The gardens to both front and rear are easily maintained, the front being paved with shrubbery borders and gate access from the side of the property extending to rear. The rear garden is paved over two levels, having conifer trees for additional privacy together with a greenhouse.

SERVICES

Main water, electric and drainage.

COUNCIL TAX

D

EPC

D

DIRECTIONS

Sat Nav – LL28 5NN

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APPROXIMATE DISTANCES

Llandudno Junction train station – 2.5 miles

Llandudno train station – 5.5 miles

Chester – 44.4 miles

Liverpool Airport – 64.8 miles

Manchester Airport – 73.5 miles

VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

DISCLOSURE OR PERSONAL INTEREST

An employee of Rostons Ltd has an association with the Vendor of 12 Tyn Y Celyn.



PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

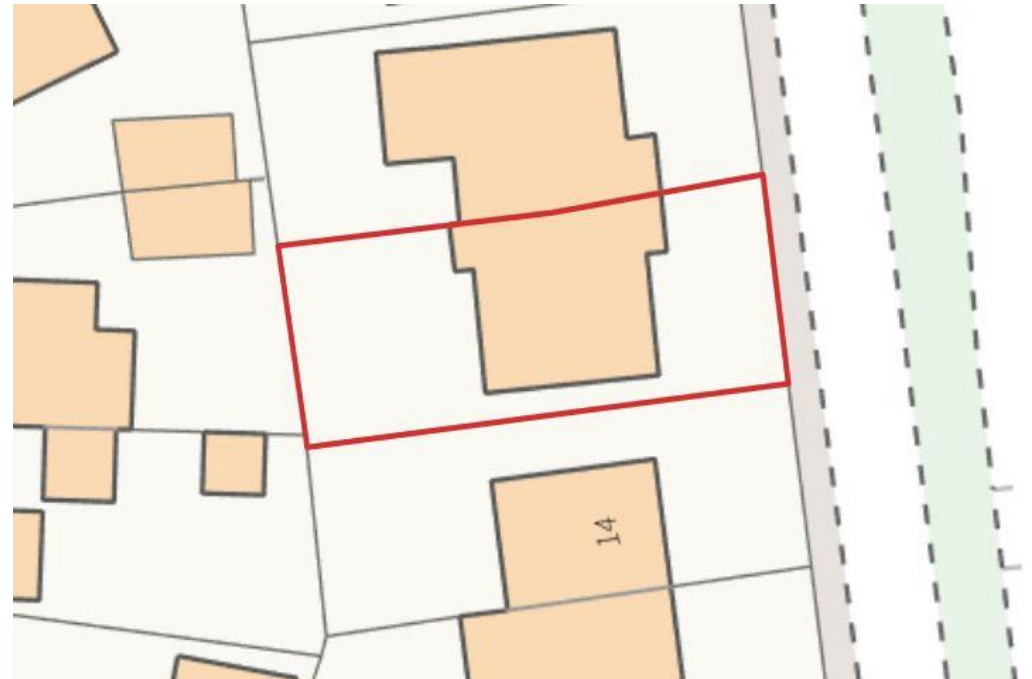
The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

SALE PLAN & PARTICULARS

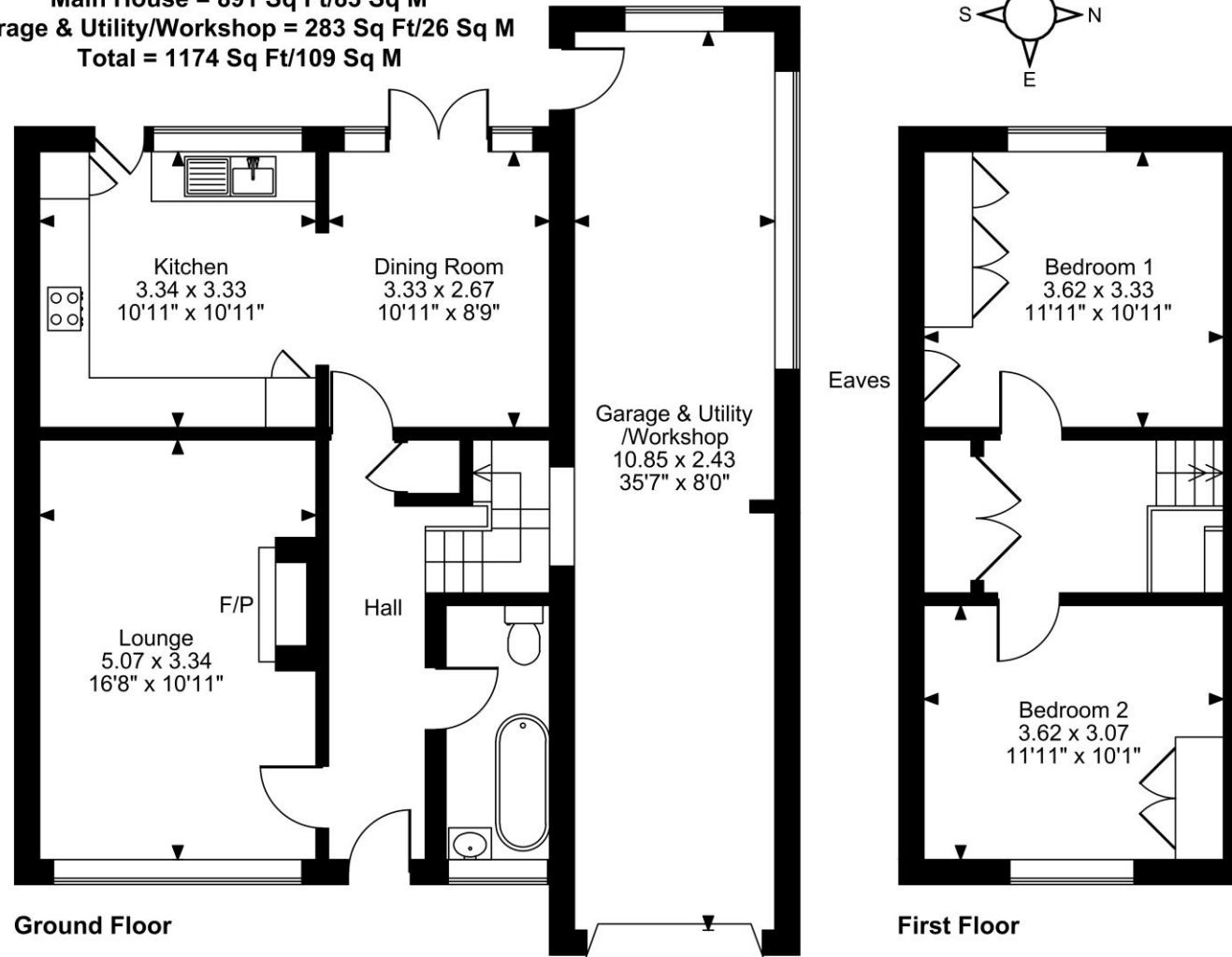
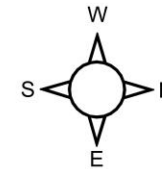
The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

DISCLAIMER

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Tyn Y Celyn, Glan Conwy, Colwyn Bay
Approximate Gross Internal Area
Main House = 891 Sq Ft/83 Sq M
Garage & Utility/Workshop = 283 Sq Ft/26 Sq M
Total = 1174 Sq Ft/109 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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