



Glan Yr Aber, Llanrwst Road

Glan Conwy, Colwyn Bay, LL28 5SS

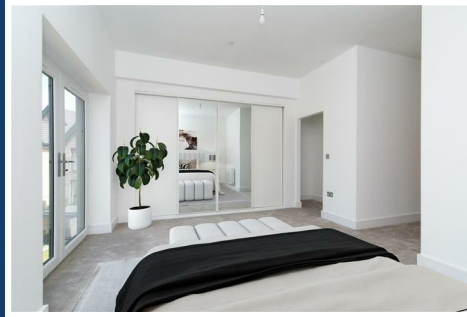
Offers over £450,000



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Accommodation

Ground Floor

Hallway

Kitchen and Dining Area

19'10" x 17'10" (6.07 x 5.44)

Situated to the rear of the property, with folding doors along the entire back wall extending into a private garden. This heart of the home, kitchen, sitting, and dining area occupies much of the ground floor and is perfect for entertaining. A well appointed kitchen with fitted appliances, and peninsula island with space for seating. The room is light and bright and takes advantage of the mountain views.

Office

Situated at the front of the property a second reception room, could be utilised as a snug or study.

Downstairs WC

First Floor

Lounge with Balcony

17'10" x 12'5" (5.45 x 3.79)

At the rear of the property making the most of the amazing vista overlooking the Conwy Estuary, with views as far as Conwy Castle and the stunning mountain ranges that surround the property. Folding doors lead on to rear facing balcony.

Bedroom Three

11'6" x 10'4" (3.53 x 3.15)

At the front of the property, one of three double bedrooms

Family Bathroom

Large and modern well appointed family bathroom, with double shower, fitted bath, basin and W/C.

Second Floor

Master Bedroom

17'10" x 12'5" (5.45 x 3.79)

The principal bedroom set to the rear of the property, with double doors opening to Juliette Balcony to capture the breathtaking views. Fitted wardrobes, and opening to separate dressing area.

Walk in Dressing Area and En-suite

Bedroom Two

11'7" x 10'0" (3.55 x 3.06)

At the front of the property second of three double bedrooms.

En-suite

External

Gated community with parking to the front of the property and well maintained communal areas. To the rear of the property private enclosed garden with access to communal garden area.

Tenure Details, Maintenance and Service Charges

Please note the properties will be subject to service/maintenance charges. Costs to be confirmed. We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title. We are informed by the seller this property benefits from Mains Water, Gas, Electricity and Drainage. Gas central heating with smart control technology. The agent has tested no services, appliances or central heating system (if any).

Glan Conwy

Easy access to major road networks, Glan Yr Aber located in the centre of Glan Conwy is ideally placed to take advantage of a wealth of local Towns, offering Restaurants, Shopping and Confectionery shops, along with an abundance of tourist attractions. In nearby proximity to the historic towns such as Conwy, Llanwrst, and Betws Y Coed, and major Town of

Llandudno. The area is also perfectly situated to take advantage of Snowdonia National Park, Deganwy and Conwy Marina, along with major attractions, Zip World and Adventure Parc Wales and the ever popular Bodnant Gardens.

Holiday Letting Projection

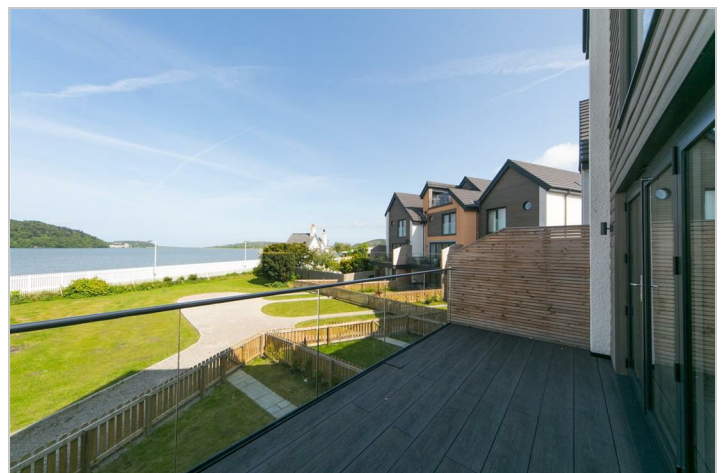
This property has been appraised by a leading holiday letting firm, they have advised a potential income of between £29,000 and £36,000 (PA) in year one growing to as much as £40,000 (PA) in year three. These estimates have been calculated on the basis of 34 bookings. More details available on request.

EPC Rating

Rated B

Disclaimer

Some images included in the listing have been virtually staged to help showcase the intended use and true potential of spaces in the home.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Idris Estates Head Office Office on 01745 630322 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.