



GLYNDWR ROAD, LLYSFAEN OFFERS IN THE REGION OF £264,950



GLYNDWR ROAD, LLYSFAEN



Blue Turtle Property are delighted to offer for sale this immaculately presented three bedroom family home, having been tastefully refurbished whilst retaining its charm and character throughout. Offering deceptively spacious, versatile accommodation, this stunning property would suit an array of buyers and needs to be viewed to be truly appreciated. This characterful property also sits on a generous plot with a secure, low maintenance garden with off road parking to the front, spacious garage/ workshop to the side and fully enclosed large garden to the rear.

In brief, the light and airy accommodation affords: Entrance hallway, lounge, dining room, snug, kitchen/ breakfast room and utility room to the ground floor with three bedrooms and family bathroom to the first floor. Externally the property benefits from front and rear gardens, as well as off road parking and garage. The property further benefits from LPG heating (boiler is only around a year old,) and double glazing throughout.

Early viewing is essential.



GLYNDWR ROAD, LLYSFAEN



Location

This fantastic property is located in the popular village of Llysfaen. Llysfaen has a variety of amenities to suit all including general stores, post office, inn/restaurant and primary school. With a vast amount of transport links also nearby, including access to the A55 and bus routes. Along with parks just a stones throw away, the property boasts idyllic walks from its doorstep. The neighbourhood holds a real sense of community with several events held nearby.

Tenure- Freehold

Council Tax Band- D as on voa.gov.uk





GLYNDWR ROAD, LLYSFAEN



Ground Floor

Covered Porch Area

Entrance Hallway - 4.42 x 1.81 max (14'6" x 5'11" max)

Newly fitted composite door leading in, radiator, built in under stairs storage, feature panelling to walls, stairs to first floor.

Lounge - 3.77 x 3.32 max (12'4" x 10'11" max)

Double glazed bay window to front aspect, radiator, inset log burner, picture rail, television point.

Kitchen/ Breakfast Room - 5.87 x 2.51 (19'3" x 8'3")

Recently fitted with a range of wall and base units with complimentary work surfaces over, 1 1/2 drainer sink with mixer tap, integral oven with four ring induction hob and fitted extractor fan over, plumbing for dishwasher, space for fridge/ freezer, breakfast bar with seating, radiator, spotlights to ceiling, loft access, double glazed window looking out on to rear garden, double glazed window to side aspect.

Dining Room- 3.24 x 3.40 (10'8" x 11'2")

Open through to kitchen.

Snug - 3.29 x 2.52 (10'10" x 8'3")

UPVC french doors lead out on to rear garden, radiator, coving to ceiling.



GLYNDWR ROAD, LLYSFAEN



First Floor

Landing - 2.11 x 0.92 (6'11" x 3'0")

Double glazed obscure glass window to side aspect, loft access with pull down ladder.

Bedroom One - 3.86 x 3.13 (12'8" x 10'3")

Double glazed bay window to front aspect, television point, built in wardrobe storage, radiator.

Bedroom Two - 3.40 x 2.75 max (11'2" x 9'0" max)

Double glazed window looking out on to rear garden, picture rail, radiator.

Bedroom Three - 2.03 x 2.03 (6'8" x 6'8")

Double glazed window looking out on to rear garden, picture rail, radiator.

Family Bathroom - 2.42 x 2.42 (7'11" x 7'11")

P shaped bath with gas shower over, low level flush w.c, his and hers wash hand basins, heated towel rail, feature panelling, double glazed obscure glass window to side aspect.



GLYNDWR ROAD, LLYSFAEN



Utility Room 10'5" x 9'5"

Fitted with a range of wall and base units with complimentary work surfaces over, plumbing for washing machine, space for tumble dryer.

Garage 24'4" x 12'5"

Lights and power.

Front

Secure gated access, low maintenance decked seating area to front with walled boundaries and driveway.

Rear

Fully enclosed rear garden with decked seating area immediately to rear, timber shed, summer house with decked area, dog kennel, outside storage, fenced boundaries, water tap and electric.

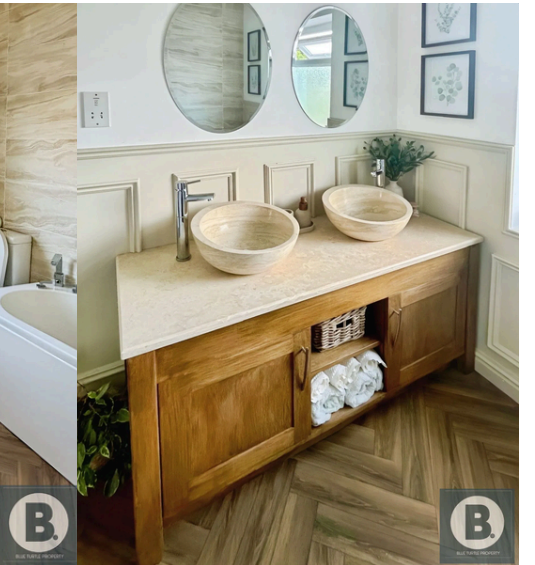




GLYNDWR ROAD, LLYSFAEN



BLUE TURTLE PROPERTY



Blue Turtle Property, 17 Rhos Road, Rhos on Sea, Conwy, LL28 4PP | info@blueturtleproperty.com

01492685475 | www.blueturtleproperty.com



GLYNDWR ROAD, LLYSFAEN





GLYNDWR ROAD, LLYSFAEN



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



GLYNDWR ROAD, LLYSFAEN



Services/ Disclaimer-

Mains water, electric and drainage are believed to be available or connected at the property.

Blue Turtle Property Limited have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The details provided are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract. Any interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Contact our friendly team if you have any questions about this listing, or to book a viewing.