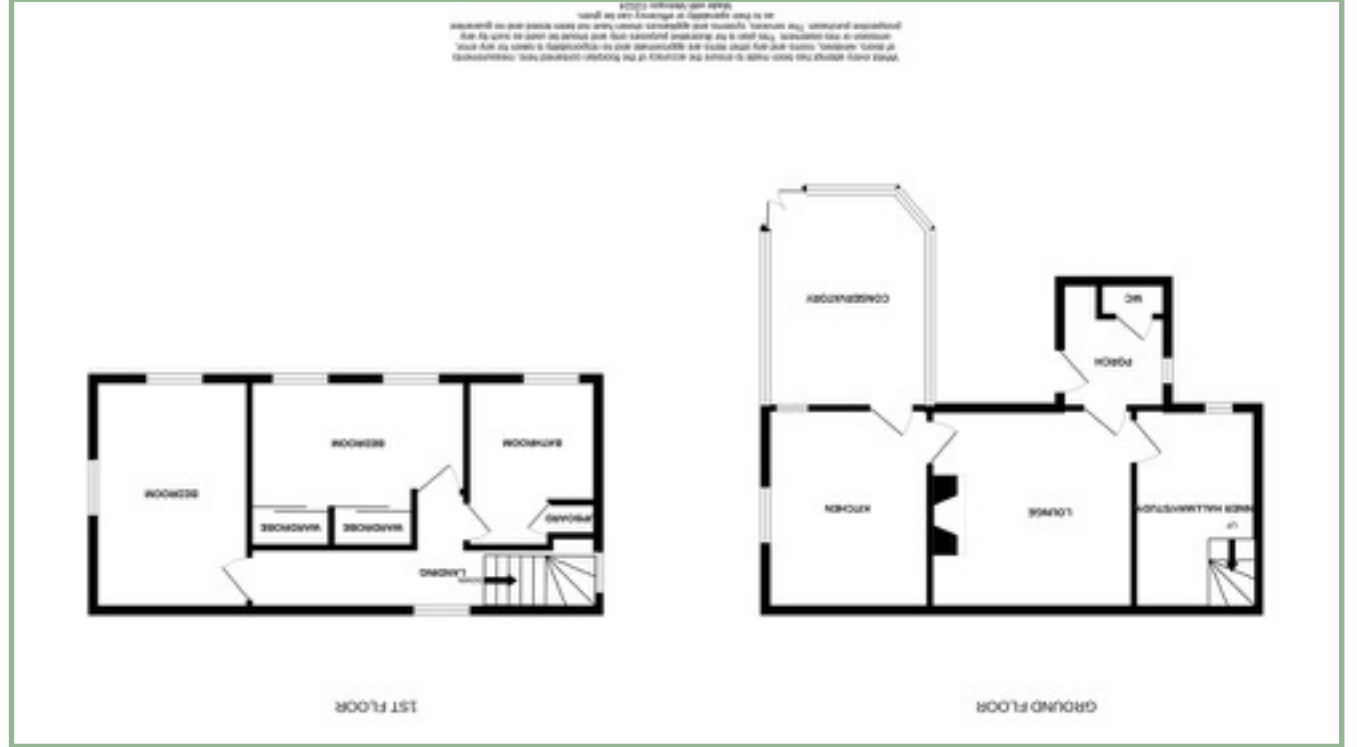


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries.

www.fletcherpoole.com



Score	Energy rating	Current	Potential
1-20	G		
21-38	F	37 F	
39-54	E		
55-68	D		
69-80	C		
81-91	B		
92+	A		101 A



Detached Double Fronted Cottage Enjoying Beautiful Views

Description

REDUCED FOR QUICK SALE

A delightful two bedroom detached character cottage situated in an enviable, quiet, semi rural location yet within easy access to Cowy town, Llandudno and the A55. This beautiful home is situated on a large plot with an extensive garden to the rear and enjoys some lovely features like some original beams, open stone fireplace in the lounge and stable door from the kitchen into the conservatory.

The accommodation comprises: front entrance porch with space and plumbing for a washing machine and separate W.C with wash basin, inner hallway which the current owners use as a study, lounge with a beautiful open stone fireplace, kitchen with electric hob and oven, space for a low level fridge and plumbing for a dishwasher. From the kitchen a stable door gives access into a good size conservatory with a door opening out onto the garden.

To the first floor: landing, two double bedrooms, both with dual aspect windows and one with built in wardrobes with glass sliding doors. A three piece bathroom with over the bath shower and airing cupboard.

Timber framed double glazing, septic tank drainage and oil fired heating system with external boiler.

To the outside there is a splendid garden overlooking the bridge and stream with an array of well established plants, trees and bushes. Driveway parking for two cars and steps lead down to a good size paved patio area. There is access through a gate to a lawned area that leads down to the stream.

This beautiful cottage needs to be viewed to appreciate all it has to offer!

- ✓ REDUCED FOR QUICK SALE
- ✓ TWO BEDROOM DETACHED CHARACTER COTTAGE
- ✓ SEMI RURAL LOCATION BUT WITHIN EASY ACCESS TO CONWY
- ✓ BEAUTIFUL GARDEN THAT LEADS DOWN TO THE STREAM
- ✓ DRIVEWAY PARKING
- ✓ FREEHOLD

Porch

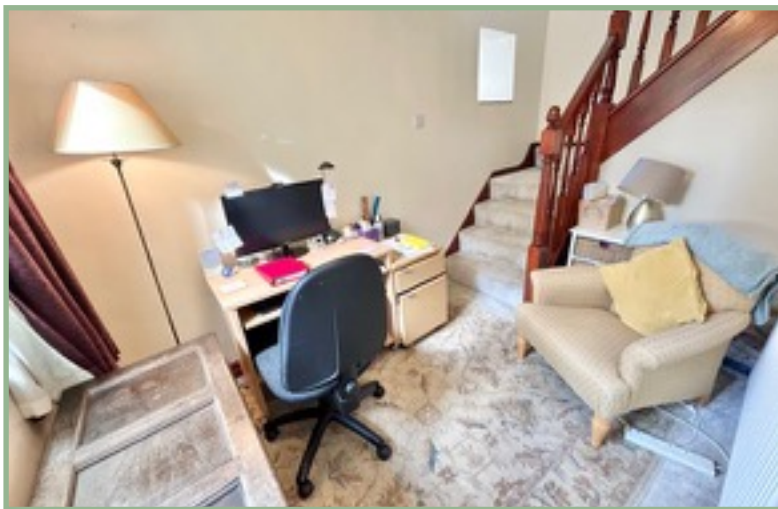
6' 4" x 7' 3" max 1.93m x 2.21m

W.C

4' x 2' 5" 1.22m x 0.73m

Inner Hallway/Study

10' 2" x 6' 11" 3.10m x 2.11m



Lounge

13' 2" x 12' 4.01m x 3.66m



Kitchen

12' x 8' 5" 3.66m x 2.56m

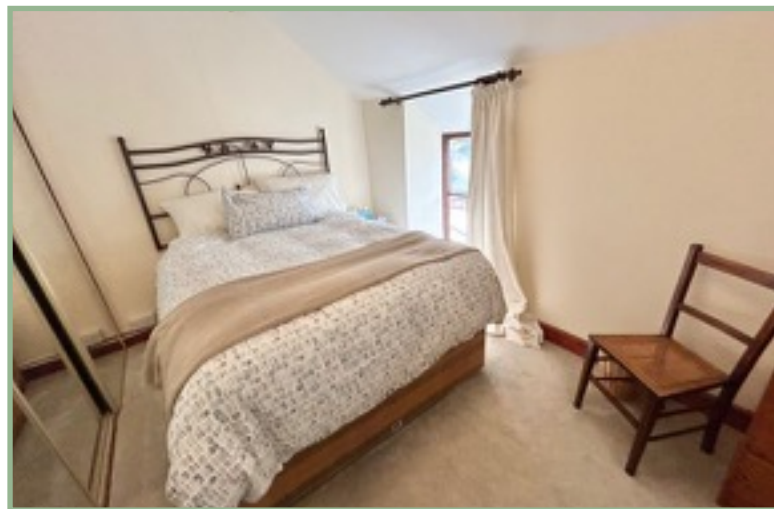


Conservatory

13' 6" x 11' 10" 4.11m x 3.60m

Bedroom One

12' 9" x 7' 10" plus wardrobes 3.88m x 2.39m



Bedroom Two

11' 7" x 8' 5" 3.53m x 2.56m

Bathroom

9' 10" x 7' 3m x 2.13m



Location

From the Conwy office follow the one way system round and back to the Castle. Turn right at the mini roundabout, go through the archway and down the hill. Proceed through the village of Gyffin and continue on for Tyn-y-Groes. Continue past the cross roads and turn right opposite Caer Rhun Hall. Continue down this road and 1 Glandwr can be found on the corner on the left.

Directions

Tyn-y-Groes is situated just off the A470 which passes through and gives access to the main A55 expressway facilitating travel throughout North Wales and links with major motorway routes. The nearest shopping areas would be in the historic town of Conwy approximately 3 miles, with Llandudno approximately 8 miles providing a selection of major stores, theatre's and other amenities and the market town of Llanrwst approximately 6 miles. Conwy also has the added facilities of a golf course and a Marina.

Council Tax Band: TBC (provided on www.voa.gov.uk)
Energy Efficiency Rating: F

2 Bedroom Detached Cottage

1 Glandwr
Pontwgan
Tyn-Y-Groes
LL32 8TD

NO CHAIN

REDUCED FOR QUICK SALE

£280,000

REDUCED FROM £315,000

Fletcher & Poole,
3 Lancaster Square,
Conwy, LL32 8HT

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 583100
fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

