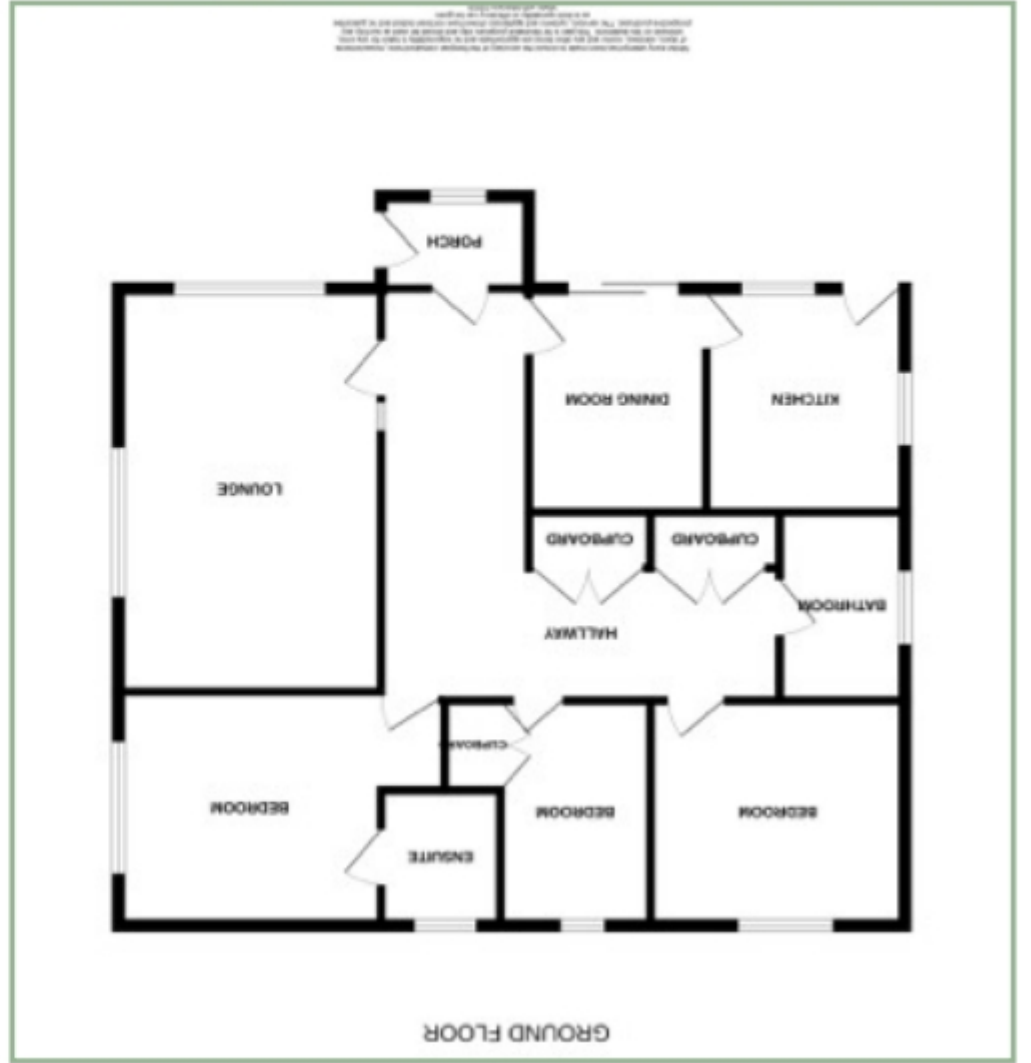
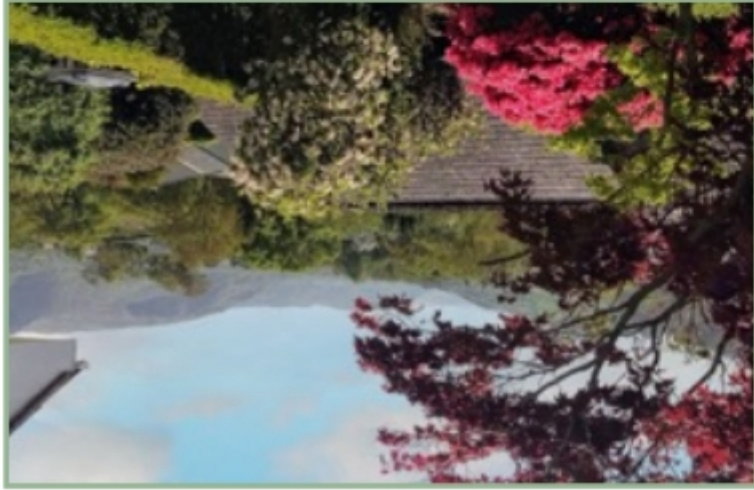




Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	66 D	
69-80	C		
81-91	B		83 B
92+	A		





# Three Bedroom Detached Bungalow Enjoying Superb Views Of The Mountains & Countryside

## Description

A spacious and well planned three bedroom detached bungalow occupying a large corner plot enjoying far reaching views of the countryside and mountains. Maes Rhun is situated in a quiet, residential location yet with within a five mile drive to Conwy town.

The accommodation comprises: good size porch, "L" shaped hallway, with two storage cupboards, spacious lounge, which is currently being used as the owners art studio, with dual aspect windows where the lovely views can be enjoyed, dining room with sliding patio doors into the garden and kitchen with space and plumbing for a washing machine and rear door into the garden. Two double bedrooms, one with a large ensuite shower room and the other is being used as a workspace. A single bedroom with storage cupboard and shelving and a spacious four piece bathroom.

UPVC double glazing and gas fired boiler with separate hot water tank.

To the outside there are beautiful, private gardens that wrap around the side and rear of the bungalow. The gardens are laid to lawn with an array of stunning flowers, well established plants and bushes, vegetable plots, a paved patio area where the superb views can be enjoyed and hedge boundaries with side gated access. There are shallow steps leading up to the front door and alternative level access via the rear of the bungalow. There is driveway parking and a detached double garage with an electric door.

- ✓ SPACIOUS AND WELL PLANNED THREE BEDROOM DETACHED BUNGALOW
- ✓ SITUATED IN A QUIET, RESIDENTIAL AREA
- ✓ ENJOYS STUNNING FAR REACHING VIEWS OF THE COUNTRYSIDE & MOUNTAINS
- ✓ BEAUTIFUL GARDENS THAT WRAP AROUND THE SIDE AND REAR
- ✓ DRIVEWAY PARKING AND DETACHED DOUBLE GARAGE ✓ FREEHOLD

## Porch

8' 1" x 5' 5" 2.46m x 1.65m

## L Shaped Hallway

16' 1" max x 14' 8" max 4.90m x 4.49m

## Lounge

16' 1" x 11' 9" 4.90m x 3.58m

## Dining Room

10' 7" x 9' 3.22m x 2.74m



## Kitchen

10' 1" x 8' 11" 3.07m x 2.71m



## Bedroom One

14' 8" max x 10' 1" 4.47m x 3.07m



## Ensuite

7' 2" max x 4' 11" 2.18m x 1.50m

## Bedroom Two

11' 6" x 10' 1" 3.50m x 3.07m

## Bedroom Three

10' x 6' 8" 3.05m x 2.03m

## Bathroom

8' 6" x 5' 7" 2.59m x 1.70m



## Double Garage

15' 11" x 17' 5" 2.59m x 1.70m

## Location

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.

## Directions

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. Pass the Red Lion Public House and take the next right into "Maes Rhun" where number 4 can be found on the left.

Council Tax Band: E (provided on [www.voa.gov.uk](http://www.voa.gov.uk)).  
Energy Efficiency Rating: D

3 Bedroom Detached Bungalow

4 Maes Rhun  
Tyn-Y-Groes  
Conwy  
LL32 8PA

**£330,000**

Reference Number: FP8080  
4/7/2024

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](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

