





# A SUBSTANTIAL DETACHED BUNGALOW IN IDYLIC PLOT

## Description

An impressive example of countryside living, set in an idyllic location. Tyn Y Coed is a well-appointed deceptively spacious two-bedroom bungalow benefitting from expansive gardens, sweeping down to the river through a beautiful well established lush garden with a wide range of specimen trees, plants shrubs and bushes. The accommodation briefly comprises, entrance porch, dining kitchen, lounge, large hallway, conservatory, bathroom and two double bedrooms. Large outside workshop/hobby room with connected power and light. Accessible garage from the road. Tyn Y Coed also benefits from UPVC double glazing, a wide range of outbuildings/sheds, vegetable patch, septic tank drainage and a short drive to local town of Llanrwst. With all local amenities close such as, shops, public house, schools and transport links available in Llanrwst. No onward chain, Viewing highly recommended.

- ✓ A SUBSTANTIAL DETACHED BUNGALOW IN IDYLIC PLOT
- ✓ OCCUPYING AN IMPRESSIVE PLOT WITH SWEEPING GARDENS
- ✓ WIDE RANGE OF OUTBUILDINGS
- ✓ FITTED KITCHEN AND BATHROOM
- ✓ AMPLE OFF-ROAD PARKING
- ✓ NO-ONWARD CHAIN
- ✓ FREEHOLD TENURE

## Entrance Porch

15' 1" x 5' 1" 4.60m x 1.55m

## Kitchen / Dining Room

15' 10" x 9' 7" 4.82m x 2.92m



## Lounge

15' 10" x 10' 6' 4.82m x 3.20m



## Hallway

14' 1" x 4' 9' 4.29m x 1.44m

## Bedroom One

14' 1" x 10' 3" 4.29m x 3.12m



## Bedroom Two

15' 5" x 9' 9" 4.70m x 2.97m



## Bathroom

6' 1" x 5' 10" 1.85m x 1.78m

## Location

Located close to the market town of Llanrwst convenient for the ancient church and the recently restored Alms Houses. It is conveniently located for the local shops, hostelrys and restaurants. Llanrwst lies 4 miles from Betws-y-Coed and is adjacent to the Snowdonia National Park and has easy access to the A55 Dual Carriageway and Motorways beyond. The medieval walled town of Conwy is some 13 miles distant with easy access to the Motorways beyond.



## Directions

From the agent's office proceed to black cat round about and join the A470 towards Llanrwst, continue on the A470 until you reach Llanrwst, continue left once you are in the village square and join Denbigh street, continue on Denbigh street for approximately ¾ of a mile and join Abergele Road, continue for approximately two miles turn left town a sharp turning onto Fford Bryn Saith, proceed carefully up the single track lane for approximately one mile and Tyn y Coed can be viewed in front of you.

Council Tax Band: TBC (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: E

## 2 Bedroom Bungalow

TYN Y COED  
LLANDDOGED  
LL26 0BX

**£340,000**  
**REDUCED FROM £360,000**

Reference Number: FP8211  
20/11/2024

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)

