



**STERLING**

ESTATE AGENTS & VALUERS

**22 Hendy, Tal-y-Bont  
Conwy Valley LL32 8JQ**



**£189,950**

## 22 Hendy, Tal-y-Bont, Conwy Valley LL32 8JQ

In the charming village of Tal-Y-Bont, this SEMI DETACHED HOUSE offers a perfect blend of comfort and scenic beauty. With 3 WELL PROPORTIONED BEDROOMS, this property is ideal for families seeking a peaceful retreat in the picturesque Conwy Valley. From the main hallway is the LARGE OPEN PLAN THROUGH LOUNGE & DINING ROOM that provides ample space for relaxation and entertaining. Off the KITCHEN is a useful UTILITY ROOM and BOILER ROOM. The large rear gardens are a standout feature, offering a wonderful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the tranquil surroundings. There are lovely distant hill views, allowing you to appreciate the natural beauty that envelops this lovely location. Situated conveniently between Llanrwst and Conwy and other local amenities, you will find yourself well-connected while still enjoying the serenity of village life. Tenure Freehold. Council Tax Band C. Awaiting EPC Ref CB7864

### Entrance

Double glazed front door to Hall

### Hall

14'9" x 6'10" (4.5 x 2.1)

Central heating radiator, laminate flooring

### Large Through Lounge and Dining Room

23'3" x 10'9" (7.1 x 3.3)

Double door louvre cupboard, dado rail, 2 double glazed windows, 2 central heating radiators, brick fireplace

### Kitchen

10'0" x 6'10" (3.07 x 2.1)

One and a half stainless steel sink unit, double glazed, wall and base cupboards, back work top surfaces

### Utility Room

8'6" x 5'10" (2.6 x 1.8)

Double glazed back door, plumbing for washing machine and dishwasher

### Boiler Room

5'10" x 5'6" (1.8 x 1.7)

Air source heating system and water cylinder, double glazed

### First Floor

Stairway off the Hall to First Floor and Landing, double glazed, central heating radiator

### Bedroom 1

13'3" x 10'9" (4.05 x 3.3)

Double glazed window to rear garden aspect and the distant hill views, central heating radiator

### Bedroom 2

11'5" x 10'9" (3.5 x 3.3)

Double glazed window to rear garden aspect and the distant hill views, central heating radiator

### Bedroom 3

8'6" x 7'2" (2.6 x 2.2)

Double glazed, central heating radiator

### Shower Room

6'10" x 5'6" (2.1 x 1.7)

Double shower cubicle ad unit, vanity wash hand basin, w.c, double glazed, heated towel radiator, upvc walls

### Outside

Large lawned rear gardens having an open aspect and lovely distant hill views, ornamental front garden

### AGENTS NOTE

The property is subject to a Section 157 Local Occupancy

Clause, the purchaser must be resident in the County of Conwy or within a 30 mile radius (within Wales) for a minimum of 3 years, please ask the agents for more information.

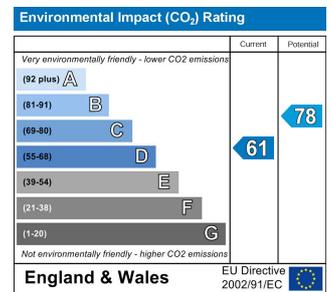
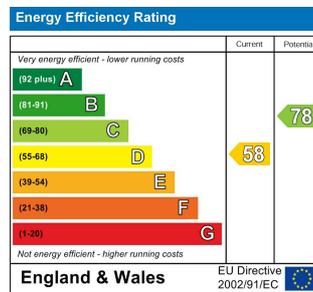
### AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)

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Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.





**AGENTS NOTES;**

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