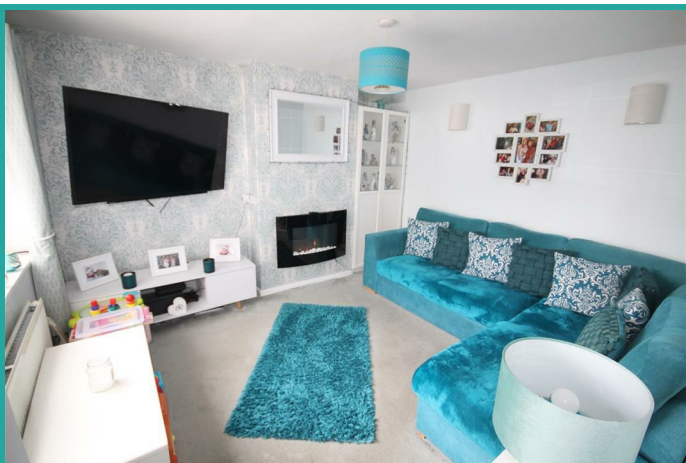


**14 Glan Y Wern, Tyn-y-Groes
Conwy LL32 8TW**



£189,500

14 Glan Y Wern, Tyn-y-Groes, Conwy LL32 8TW

Occupying a lovely country position in the village of Tyn-y-Groes with an open aspect at the front and distant hill views from the back. A 3 BEDROOM FAMILY HOME very well updated and improved, well worth inspection featuring HALL, LOUNGE, DINING ROOM, L SHAPED KITCHEN BREAKFAST ROOM, BATHROOM & SHOWER, GARDENS FRONT & REAR, DOUBLE GLAZING, LPG HEATING. The historic town of Conwy is about 3 miles away, Llandudno about 8 miles away and access onto the A55 expressway at Junction 19 at Black Cat Roundabout about 6 miles away. EPC 39E Potential 64D Ref CB7710

Entrance

Double glazed front door to

Hall

Central heating radiator, cloaks cupboard, laminate flooring

Lounge

12'1" x 10'9" (3.7 x 3.3)

Electric pebble design fire, double glazed window to front aspect central heating radiator

Dining Living Room

14'5" x 10'9" (4.4 x 3.3)

Under stairs cupboard, laminate flooring, glazed china cupboards and store cupboards, double glazed patio doors to rear garden, distant hill views, central heating radiator

L Shaped Kitchen Breakfast Room

14'5" x 10'5" (4.4 x 3.2)

Single drainer sink unit, double glazed, tiled floor, plumbing for washing machine, beech style base cupboards and drawers with black work top surfaces, dishwasher, Bosch 4 ring electric hob unit, built in double oven, cooker extractor hood, splash surround, 2 double door larder cupboards

First Floor

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

Bedroom 1

11'9" x 9'6" (3.6 x 2.9)

Double glazed window to front aspect overlooking the distant fields, central heating radiator, 3 door mirror wardrobe unit

Bedroom 2

8'10" x 8'2" (2.7 x 2.5)

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

Bedroom 3

9'2" x 7'6" (2.8 x 2.3)

Dado rail, double glazed, central heating radiator

Bathroom

8'2" x 6'2" (2.5 x 1.9)

Panel bath, pedestal wash hand basin, shower unit, folding screen, tiled walls, double glazed, central heating radiator, part panelled walls

Outside

Front garden ornamental laid with decking forming a pleasant sitting area, steps leading down from the road, slate border. Rear garden laid with lawns, centre pathway, garden shed, small vegetable patch, covered porch

In accordance with Section 157 of the Housing Act 1985 this property is subject to a statutory provision stating that the potential purchaser needs to have been living or working in the County Borough of Conwy area or within a 30 mile radius (within Wales) for a minimum of three years.

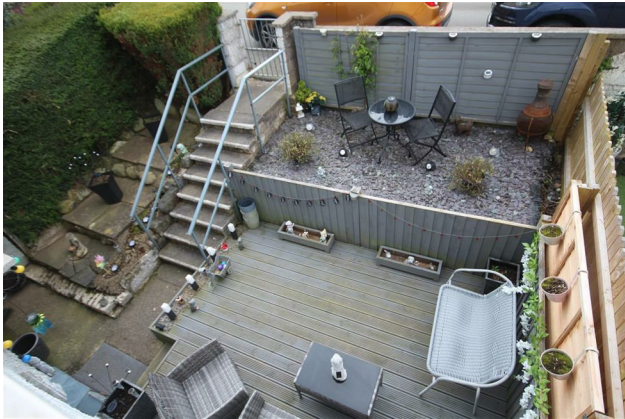
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

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 NOTE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	39	64
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	41	64
EU Directive 2002/91/EC		

AGENTS NOTES;

Viewing Arrangements By appointment with Sterling Estate Agents on **01492-534477**
e mail **sales@sterlingestates.co.uk** and web site **www.sterlingestates.co.uk**

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on **01492-534477** or by e mail on **sales@sterlingestates.co.uk** to make an appointment for one of our Valuers to call.
This is entirely without obligation.

Why not search the many homes we have for sale on our web sites - **www.sterlingestates.co.uk** or alternatively **www.guildproperty.co.uk** These sites could well find a buyer for your own home.