



Bryn Coed Ffordd Gyffyllog
Eglwysbach LL28 5TU

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£399,950

A detached 3 bedroom bungalow enjoying delightful open views across the surrounding countryside. Set within pleasant gardens and benefitting from a peaceful semi-rural outlook.

Council Tax: E - EPC: C- Tenure: freehold

VIEWING HIGHLY RECOMMENDED

Bryn Coed offers spacious accommodation arranged over one floor and briefly comprises a welcoming entrance hallway providing access to the principal ground floor rooms with extensive views over Eglwysbach. The kitchen area features modern units and worktops offering excellent dining space.

The property provides generous living space and benefits from three bedrooms one with en suite shower room, and a further family bathroom. The attic space offers an ideal space for further development.

Driveway leading to a car garage measuring 10.25m x 2.79m. Terraced garden at the rear with mature flower beds, trees, steps leading to a lawned area with summerhouse.

Further benefits include uPVC double glazing and solar panels and oil fired central heating contributing towards improved energy efficiency.

This appealing country home offers an excellent opportunity for purchasers seeking a spacious semi rural property with views and gardens.



Location

Situated on the outskirts of Eglwysbach, the property enjoys a semi-rural setting while remaining conveniently located for the amenities of nearby villages and the wider Conwy Valley.

The Accommodation Affords:
(Approximate measurements only)

Entrance Vestibule 4'10" x 3'6" (1.49m x 1.08m)
uPVC decorative panelled door leading into Entrance Vestibule, radiator, wood flooring, coved ceiling. Part glazed door leading into Reception Hall.

Reception Hall 11'5" x 4'10" (3.48m x 1.48m)
Panelled radiator, access to Hobby Rooms on first floor via a ladder.

Boiler Room / Cloak Room 6'1" x 2'11" (1.86m x 0.90m)
uPVC double glazed window, floor mounted boiler.

Lounge 11'7" x 24'10" (3.55m x 7.57m)
Wood flooring, uPVC double glazed picture window with views to Eglwysbach village, surrounding mountains and fields, two radiators, coved ceiling, uPVC double glazed side entrance door, feature shelving with inset electric fire, TV point.

Dining Kitchen 21'9" x 10'2" (6.63m x 3.11m)
Range of base and wall units, incorporating larder unit, integrated dishwasher, integrated fridge/freezer, contemporary style sink, drawer units, eye level Bosch double oven, built-in microwave, four ring AEG electric hob with decorative splashback, Electrolux extractor hood over. uPVC double glazed window to front and rear. radiator, uPVC door to rear garden, fantastic views over Eglwysbach village, the mountains and beyond.

Bedroom 1 8'10" x 13'3" (2.70m x 4.04m)
uPVC double glazed window to rear elevation, radiator, coved ceiling, vanity unit with sink.



Bedroom 2 10'9" x 8'10" (3.30m x 2.71m)

uPVC double glazed window to front elevation with views over Eglwysbach village and beyond, radiator, coved ceiling.

Bathroom 6'6" x 8'11" (2.00m x 2.74m)

Corner bath with shower fitment over, low flush w.c. wash handbasin, uPVC double glazed window to rear elevation, decorative tiled wall, wall mounted towel rail, tiled flooring, Manrose extractor, storage cupboard.

Main Bedroom 12'4" x 9'7" (excluding wardrobes)
(3.77m x 2.94m (excluding wardrobes))

Two uPVC double glazed windows, radiator, range of fitted wardrobes.

En-Suite Shower Room 4'6" x 9'0" (into shower cubicle)
(1.39m x 2.75m (into shower cubicle))

Low flush w.c. wash handbasin, shower cubicle, uPVC double glazed window, part tiled walls, tiled flooring, wall mounted towel rail.

Outside

Terraced garden at the rear with mature flower beds, trees, steps leading to a lawned area with summerhouse.

Tandem garage 2.79 x 10.25 up and over door, power and lighting, plumbing for washing machine, ample electric sockets.

Front garden laid to mature flower beds with side patio ideal of al fresco dining and entertaining.

Directions

Proceed into the village of Eglwysbach from Glan Conwy, on entering the village follow the road and turn left onto Ffordd Gyffylog and the property will be viewed set up on your left hand side.

Services

Mains water; electric; and drainage connected to the property. Oil central heating.

Viewing

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@imwestates.com



Proof Of Funds

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

Council Tax Band:

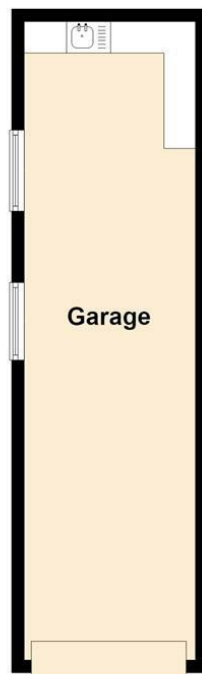
Conwy County Borough Council tax band E



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

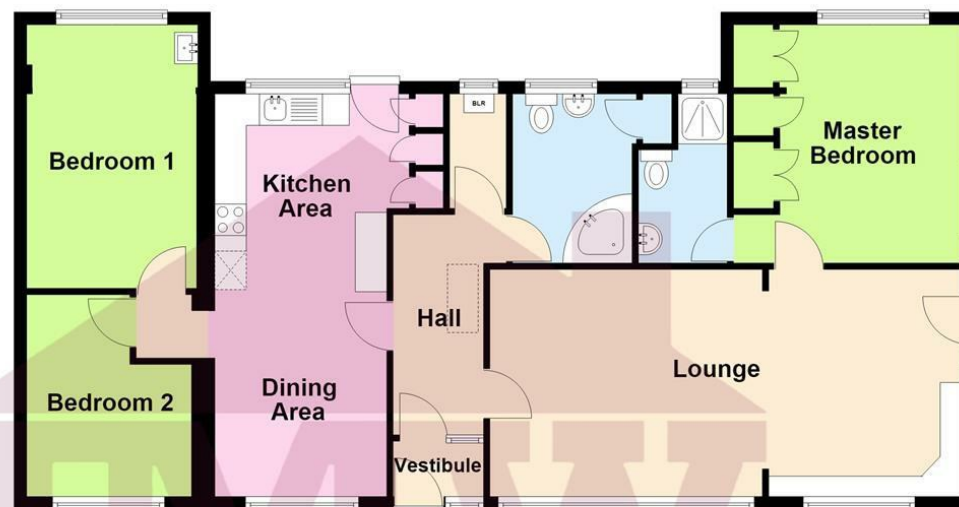
Under House Garage

Approx. 27.6 sq. metres (297.2 sq. feet)



Ground Floor

Approx. 102.1 sq. metres (1099.4 sq. feet)



Attic

Approx. 44.5 sq. metres (479.5 sq. feet)



Total area: approx. 174.3 sq. metres (1876.0 sq. feet)

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of option must be treated as given on the same basis as these particulars.

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