



BRYN EITHIN, CONWY, LL32 8LN

OFFERS OVER £290,000



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BLUE TURTLE PROPERTY

Blue Turtle Property are delighted to offer for sale this beautifully presented two bedroom detached bungalow set in an elevated position enjoying views to Conwy mountain in one direction, and towards the Castle and walls to the other. Offering additional entrance space, as well as sun room to the rear, the well planned accommodation allows for versatility, making this the perfect home for a variety of buyers. The current owners have lovingly updated the bathroom and kitchen, and transformed the garden in to an idyllic haven, which needs to be viewed to be truly appreciated.

In brief, the light and airy accommodation affords: Entrance conservatory currently used as office/ study with seating area, hallway with built in storage, lounge, rear conservatory currently used as a dining room, kitchen, two double bedrooms and shower room . The property sits on a generous plot with secure rear and side gardens, off road parking for 2/3 cars and garage offering a utility area and personal door to rear. The property further benefits from gas central heating and double glazing throughout.

Early viewing is essential.





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Location

This fantastic property is located in a quiet cul de sac within walking distance of the walled town of Conwy. This historic town has a variety of attractions and amenities including Castle, quay, shops, restaurants, marina, golf course, doctors as well as primary and secondary schools. With a vast amount of transport links also nearby, including access to the A55, railway line and bus routes. Along with the parks just a stones throw away, the property boasts idyllic walks from its doorstep including along the Sychnant Pass and Conwy mountain. The neighbourhood holds a real sense of community with several events held nearby.

Tenure- Freehold

Council Tax Band- C as on voa.gov.uk





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Entrance Conservatory (11'10" x 11'3")

Currently used as an office/ study with seating area, uPVC door to side, double glazed windows to front and side aspects enjoying views towards Conwy mountain, radiator, ceiling fan.

Hallway

Built in storage cupboard offering shelving, loft access.

Lounge (15'7" x 10'10")

Double doors through to rear conservatory, coving to ceiling, radiator, feature fire surround with inset coal effect fire, television point, telephone point.

Rear conservatory (11'3" x 10'10")

Currently used as a dining room, double glazed windows to rear and side aspects enjoying a fantastic outlook over the rear garden, radiator, uPVC door to side.

Kitchen (9'9" x 9'3")

Fitted with a range of wall and base units with complementary work surfaces over, 1 1/2 drainer sink with mixer tap, space for cooker, space for fridge/ freezer, integral dishwasher, part tiled walls, uPVC door to side, double glazed window looking out on to rear garden.



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Bedroom 1 (13'10" x 8'11")

Double glazed window overlooking front garden and on to views beyond, built in wardrobe storage, radiator.

Bedroom 2 (11'9" x 10'2") -

Double glazed window to front aspect, radiator.

Shower Room (8'2" x 5'3")

Corner shower enclosure, wash basin, low level flush w.c, built in storage, radiator, double glazed obscure glass window to side aspect.

Garage (16'2" x 8'5")

Up and over door, lights and power, plumbing for washing machine, space for tumble dryer, wall mounted gas central heating boiler, personal door to rear.

Outside

Front

Low maintenance area to front, driveway providing ample off road parking, walled boundaries.

Side

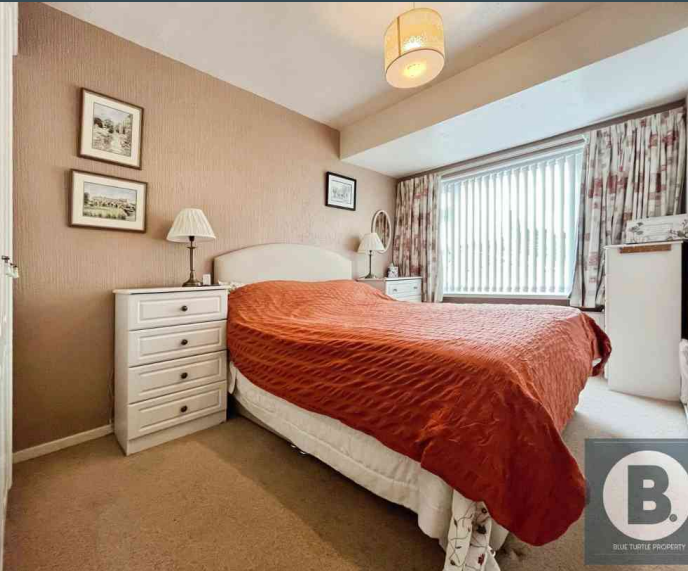
Secure gated side access leading on to garden to side, bin store, rear access to garage.

Rear

Patio seating area to rear, area laid with lawn, planted borders with established shrubs, fenced and hedged boundaries, greenhouse/ shed.

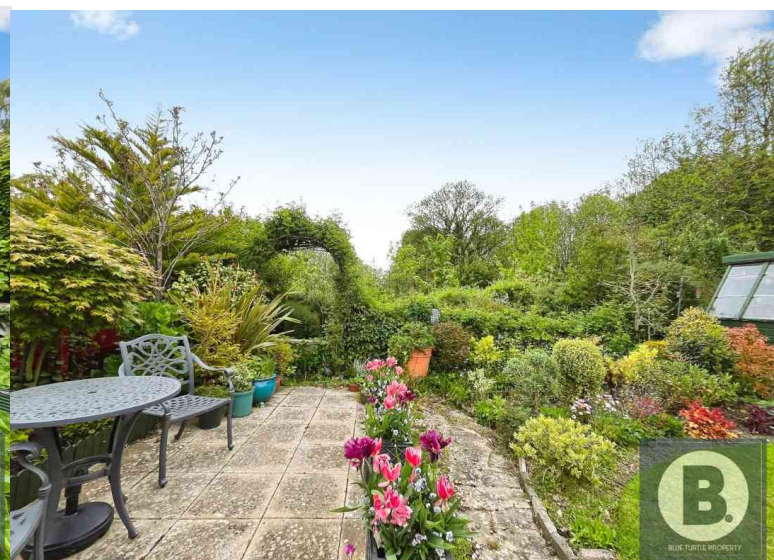
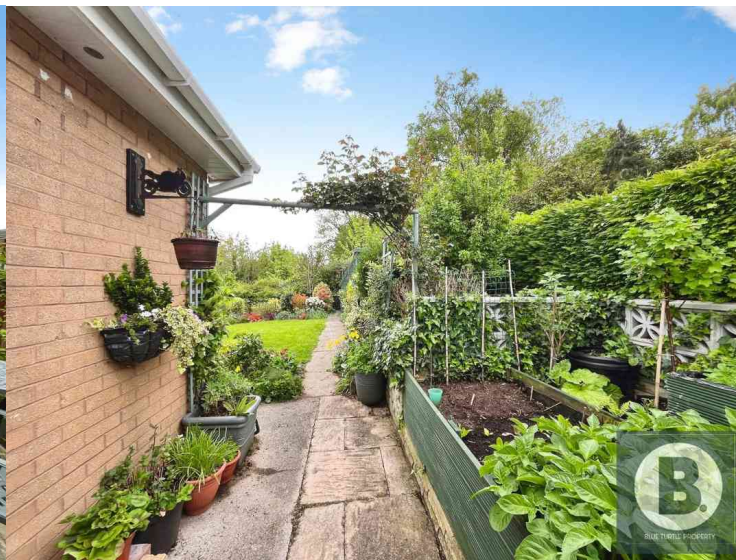


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Total floor area: 90.7 sq.m. (977 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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MAINS WATER, GAS, ELECTRIC AND DRAINAGE ARE BELIEVED TO BE AVAILABLE OR CONNECTED AT THE PROPERTY.

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ITEMS SHOWN IN PHOTOGRAPHS ARE NOT INCLUDED UNLESS SPECIFICALLY MENTIONED WITHIN THE SALES PARTICULARS. THEY MAY HOWEVER BE AVAILABLE BY SEPARATE NEGOTIATION. CONTACT OUR FRIENDLY TEAM IF YOU HAVE ANY QUESTIONS ABOUT THIS LISTING, OR TO BOOK A VIEWING.



MARINE DRIVE, RHOS ON SEA, COLWYN BAY, LL28 4HU



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		48 E
21-38	F	26 F	
1-20	G		