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£249,950

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THIS BEAUTIFULLY UPDATED THREE BEDROOM DETACHED FAMILY SIZED HOME is situated in an elevated position with panoramic views particularly from the second bedroom towards the River Conwy and hills beyond, within ¼ of a mile of Glan Conwy village and within easy access to the A55 east and westbound expressway.

The accommodation briefly comprises: hall; lounge with solid fuel fire; newly fitted kitchen/dining room with built-in appliances; conservatory. First floor landing; three bedrooms and a three piece bathroom with over bath shower . The property features gas fired central heating from a recently installed boiler and upvc double glazed windows. Outside - gardens to the front, side and rear and drive for off road parking leads to a single car garage.

The Accommodation Comprises

Double glazed composite FRONT DOOR to:-

HALL

Understairs cupboard with gas and electric meters, radiator, upvc double glazed windows, 'Bodo' click Oak flooring, Hive thermostat.

LOUNGE 13'10" x 11'11" (4.24m x 3.64m)



Inglenook with Oak mantle above, multifuel log burner with slate hearth, upvc double glazed window to the front .



MUTLI FUEL LOG BURNER IN THE LOUNGE



Double opening doors to:-

KITCHEN/DINING ROOM 18'2" x 8'7" (5.55m x 2.62m)



Re-fitted range of Evergreen base, wall and drawer units with Sugared White Quartz Granite sparkle worktops, integral single drainer and sink, breakfast bar and matching Granite uprights and window sills, integrated appliances include 'Bosch' dishwasher, 'Indesit' fridge/freezer, 'Hotpoint' double oven and induction hob, plumbing for an automatic washing machine, under unit lighting, extractor hood, wall panelling, radiator, cupboard housing 'Worcester Bosch' combination boiler with approximately 9 years warranty remaining. Matching 'Bodo' click Oak flooring, upvc double glazed window overlooking the rear garden with views and double glazed door to:-



DINING AREA





CONSERVATORY 9'2" x 7'5" (2.80m x 2.27m)



Brick built, upvc double glazed windows with opening lights and double opening doors to rear patio, wall panelling, light and power, wood effect flooring.

FIRST FLOOR LANDING

Upvc double glazed window, radiator.

BEDROOM 1 13'1" x 9'10" maximum (3.99m x 3.02m maximum)



Radiator, panelling, upvc double glazed window.

BEDROOM 2 10'1" x 9'10" (3.09m x 3.00m)

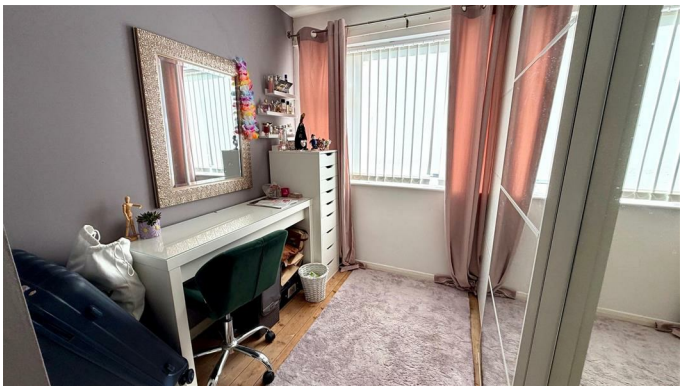


Built-in wardrobe, wall panelling, radiator, upvc double glazed window with lovely views to the Conwy River and hills.

VIEW FROM BEDROOM 2



BEDROOM 3 9'11" x 7'11" maximum (3.03m x 2.42m maximum)



Including overstairs cupboard, upvc double glazed window to the front, access to roof space.

3 PIECE BATHROOM



In White comprising panel bath with mixer tap and shower attachment, vanity wash hand basin, close coupled w.c, ladder style towel rail, extractor, 2 upvc double glazed windows, decorative lino flooring and wall cladding.

OUTSIDE

FRONT AND SIDE GARDENS
With lawn, flowers and shrubs.

REAR OF PROPERTY



REAR PATIO GARDEN



With lawn, shrubs, patio areas and brick paved drive. Views.

DRIVEWAY
With off road parking leads to:-

DETACHED SINGLE CAR GARAGE



TENURE
The property is held on FREEHOLD Tenure.

COUNCIL TAX BAND
Is 'D' obtained from www.conwy.gov.uk

Ground Floor

Approx. 46.4 sq. metres (499.6 sq. feet)



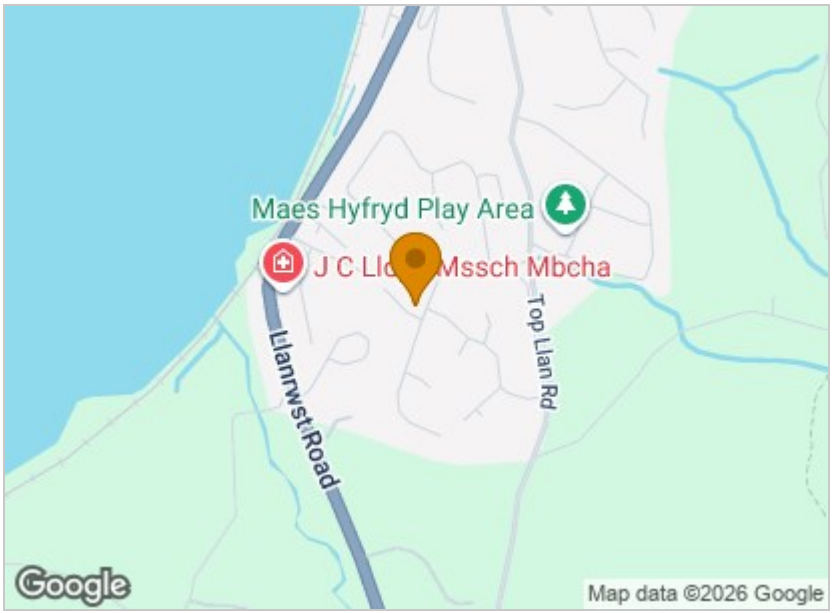
First Floor

Approx. 39.0 sq. metres (419.5 sq. feet)

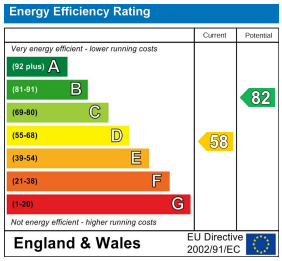


Total area: approx. 85.4 sq. metres (919.1 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From Glan Conwy corner, follow the signs for Glan Conwy, passing Snowdonia Nurseries on the right hand side, proceed approx. 300 yards turn left onto Chapel Street, take 2nd right onto Top Llan Road, follow up the hill, turn right at Tal y Fan, follow the road for approx. 200 yards and the property is on the right hand side. A977 28/09/26 Rev 06/11/26

We will be pleased to arrange a viewing of this Home

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Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

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For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.