



Cae Roger

Tyn Y Groes LL32 8TQ

£695,000

A well appointed, beautifully presented detached bungalow set in landscaped gardens enjoying extensive countryside views, in an idyllic setting on the outskirts of Tyn y Groes village in the beautiful Conwy Valley close to the Snowdonia National Park.

Tenure: Freehold - EPC: D - Council Tax: F

A beautifully presented detached bungalow, occupying a lovely position within landscaped gardens, enjoying countryside views. The property backs onto open fields, providing a pleasant outlook and a wonderful sense of space.

Offering immaculately presented family accommodation with the benefit of gas fired central heating, uPVC double glazing, landscaped gardens and large rear conservatory overlooking open farmland.

Three bedrooms, two of which benefit from en-suite facilities, together with a large rear conservatory offering an ideal additional living or entertaining space.

An attractive and well-maintained home in a desirable setting, offering spacious accommodation both inside and out.

VIEWING HIGHLY RECOMMENDED



Tel: 01492 555500

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Location

Situated within one of the Conwy Valley's most desirable rural settings, between the village of Tyn y Groes and the hamlet of Tal y Cafn, this impressive detached country residence occupies a generous level plot enjoying delightful countryside views whilst remaining within approximately six miles of the historic walled town of Conwy. The property offers excellent accessibility to the A470, B5106 and the A55 Expressway, making it ideally placed for those seeking a peaceful rural lifestyle without compromising on convenience.

The Accommodation Affords:
(Approximate measurements only)

Front Entrance

Feature wooden front door, two double glazed windows to side with feature beamed vaulted ceiling, uPVC double glazed door leads to Lounge.

Lounge

25'1" x 14'11" (7.66m x 4.57m)

Feature inset gas effect fire, two radiators, uPVC double glazed windows overlooking front with countryside views, feature coving, ceiling roses.

Inner Hall

7'0" x 19'3" (2.14m x 5.87m)

uPVC double glazed window, staircase to the first floor, radiator, uPVC double glazed door leads into Conservatory., under stair storage cupboard.

Cloak Room

5'6" x 2'7" (1.70m x 0.81m)

Low flush w.c. wash handbasin, ladder style towel rail, fully tiled walls, tiled floor, storage cupboard.

Conservatory

12'8" x 15'9" (3.88m x 4.82m)

uPVC double glazed windows with views over open countryside and fields, tiled flooring, radiator, uPVC double glazed patio doors, additional door leading into garden.

Kitchen

11'7" x 12'2" (3.54m x 3.73m)

Fitted with a range of base, wall and drawer units, double Belfast style sink, complementary worktops over, four ring gas hob with extractor over, eye level double ovens, tiled flooring, plumbing for washing machine, integrated dishwasher, part tiled walls, uPVC double glazed windows, cupboard housing Valiant gas central heating boiler.

Dining Room

10'11" x 14'0" (3.33m x 4.27m)

uPVC double glazed bay window with views to countryside, radiator, additional side uPVC double glazed window, coved ceiling.

Ground Floor Bedroom

17'6" x 12'3" (5.35m x 3.74m)

Double aspect uPVC double glazed windows with countryside views, range of built-in wardrobes, coved ceiling, radiator.

En-Suite

5'0" x 9'1" (1.53m x 2.78m)

Fitted with large shower cubicle with glazed screen, vanity unit with inset sink, low flush w.c., bidet, wall mounted ladder style towel rail, uPVC double glazed window, inset spotlighting, part tiled walls, tiled flooring.

First Floor

Landing

15'11" x 6'11" (4.87m x 2.12m)

Landing, eaves storage, two Velux windows.

Bedroom 2

11'11" x 12'4" (3.64m x 3.76m)

Two Velux windows, uPVC double glazed window to side elevation with views overlooking fields and countryside, radiator, range of eaves storage cupboards.

En-suite Shower Room

5'0" x 7'2" (1.53m x 2.19m)

Low flush w.c. wash handbasin, shower cubicle, wall mounted ladder style towel rail, Velux window, tiled flooring, part tiled walls.

Bedroom 3

19'9" x 12'0" (6.04m x 3.68m)

uPVC double glazed window to side elevation with views over fields, two Velux windows, eaves storage, radiator.

En-suite Bathroom

11'5" x 4'11" (3.50m x 1.52m)

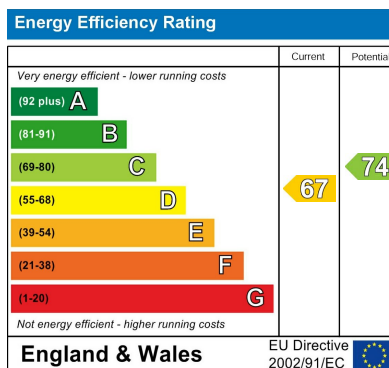
Panelled bath with shower fitment over, low flush w.c. vanity unit with inset sink, tiled flooring, ladder style towel rail, two Velux windows, inset spotlighting, part tiled walls.

Outside

The property stands in landscaped gardens, driveway with ample parking, detached garage with up and over door, power and light connected. Attached utility room 2.63m x 4.26m (8'8" x 14') window to rear, double glazed door, lights and power connected. Outside lighting and water tap. Attractive lawned garden with variety of established shrubs and trees. Paths leading to seating area. Large tiered decking to rear overlooking small stream enjoying extensive views across open farmland.

Viewing

By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500



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 opinion must be treated as given on the same basis as these particulars.

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