



26 Nant Yr Efail  
Glan Conwy, Colwyn Bay LL28 5DR

**£275,000**



Located at the top end of Nant Yr Efail, in the popular village of Glan Conwy, a superb MODERN STYLE 3 BEDROOM SEMI DETACHED HOUSE offering a delightful blend of comfort and style. The property affords a LARGE RECEPTION ROOM and CONSERVATORY providing ample room for relaxation and entertainment. A particular feature of the house is the fantastic FITTED KITCHEN BREAKFAST & DINING located at the rear of the house. This open-plan space is designed with modern living in mind, allowing for seamless interaction and a bright, airy atmosphere. Having a southerly aspect there are fine views across the Conwy Estuary and Conwy Bridge. Upstairs there are 3 BEDROOMS & LARGE BATHROOM. The rear garden has a sunny aspect with both lawn and decked areas. To the front there is off-road parking available for up to three vehicles, along with an ATTACHED GARAGE for additional storage or convenience. The property is within walking distance of the village Primary School, local store and easy access onto the A55 at the Black Cat roundabout. Energy Rating 68D Potential 79C. Tenure Freehold. Council Tax Band D. Ref CB7953



**Entrance**

Double glazed front door to Hall, mirror cupboard, 2 cloaks cupboard

**Lounge****18'8" x 10'9" (5.7 x 3.3)**

Under stairs cupboard, coved ceilings, 2 central heating radiators, double glazed, glazed double doors to

**Superb Fitted Kitchen Dining Room****28'10" x 7'10" (8.8 x 2.4)**

Excellent family room with a range of base cupboards and drawers in a maple style with black work top surfaces, matching breakfast bar and peninsular cupboards, black tiled floor, angular design work to the ceiling with inset lighting, central heating radiator, wall units, plumbing for dishwasher, 2 double glazed windows, stainless steel sink, 5 ring gas hob unit, built in double oven, wine rack, cooker hood wide opening into the conservatory

**Conservatory****13'5" x 12'1" (4.1 x 3.7)**

Lower walls inn brick, windows double glazed, distant views to the Conwy Estuary and Castle

**First Floor**

Stairway off the Hall to First Floor and Landing, double glazed

**Bedroom 1****11'9" x 10'0" (3.6 x 3.05)**

Double glazed, central heating radiator, range fitted wardrobe units

**Bedroom 2****11'9" x 7'2" (3.6 x 2.2)**

Double glazed, central heating radiator

**Bedroom 3****9'6" x 6'6" (2.9 x 2)**

With fitted 'Captains' bed unit, space below, double glazed, central heating radiator

**Bathroom****9'2" x 5'10" (2.8 x 1.8)**

Oval bath, shower unit and screen, vanity ash hand basin, w.c, heated towel radiator, double glazed, tiled walls and mirror

**The Garage****17'4" x 11'9" (5.3 x 3.6)**

Electric up and over door, power & light laid on, personal door, parking for 2 cars on the driveway

**The Gardens**

Lawn garden in the front f the house. The rear garden has a paved area, raised timber decking on three levels and lawns, from the gardens there are distant views to the Conwy Estuary and Castle

**AGENTS NOTE**

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

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