



## Top Llan Road, Glan Conwy, Colwyn Bay LL28 5ND £270,000

MONOPOLY BUY SELL RENT are pleased to present this well-proportioned three-bedroom home located in the popular village of Glan Conwy in North Wales. The property offers a comfortable lounge with log burner, a fitted kitchen, separate dining room, modern ground-floor shower room and three double bedrooms, along with enclosed gardens, a driveway and garage.

Glan Conwy is a sought-after village with local shops, schools and everyday amenities, and sits within easy reach of the historic town of Conwy and the seaside resort of Llandudno. With convenient access to the A55 and the stunning landscapes of Snowdonia National Park, the location offers an excellent balance of village living, coastal attractions and outdoor lifestyle opportunities.

- Freehold
- EPC D
- Council Tax Band D
- Three Double Bedrooms
- Modern Shower Room
- Front & Rear Garden
- Driveway & Garage
- Easy Access to A55
- Local Amenities Nearby



## Front Garden

A welcoming approach begins with a block pathway leading to a wrought iron gate. The garden features a neat gravel area beside the front door, complemented by hedging that provides additional privacy. Wooden fencing separates the property from neighbouring homes, while a well-kept grass lawn sits behind established hedging and a traditional stone wall that borders the pavement.

## Entry Hallway

The carpeted entry hallway is nice and bright, entered through a uPVC door with obscure glass panelling and matching side windows that allow natural light while maintaining privacy. A radiator provides warmth, while carpeted stairs rise to the first-floor landing. From here, doors lead conveniently to the shower room, dining room and lounge.

## Lounge

This comfortable lounge is finished with carpet flooring and features a double-glazed window overlooking the rear garden. A slate hearth with cove houses a charming log burner, creating a cosy focal point for the room. A radiator ensures warmth, while the space flows openly into the kitchen and also provides a door back to the entry hallway.

## Kitchen

Fitted with practical vinyl tile flooring, the kitchen offers white cabinetry paired with grain-effect worktops. A stainless steel sink with twin draining boards provides ample workspace, with designated areas for a freestanding oven, washer dryer and tall fridge freezer. Two radiators add comfort, while double-glazed windows to both the side and rear bring in natural light. The boiler, installed on 2 December 2021, is also located here. Additional under-stairs storage is available, and the room connects openly with the lounge while also providing a door through to the dining room.

## Dining Room

The dining room is carpeted and positioned at the front of the property, with a double-glazed window that fills the space with natural light. A radiator provides warmth, and the room is easily accessed from both the kitchen and the entry hallway, making it ideal for everyday meals or entertaining.

## Shower Room

The contemporary shower room features vinyl wood-effect flooring and a double-glazed obscure window to the side for privacy. A wide shower tray with glass screen and overhead shower forms the centrepiece of the space. The white hand basin and toilet are integrated within a single unit with storage cabinet, creating a streamlined look. Marble-effect PVC wall panelling and white PVC ceiling panels add a clean, modern finish, complemented by a radiator and chrome towel rail.

## Landing

Carpeted stairs lead to a carpeted first-floor landing with a painted wooden handrail. From here, there is access to all bedrooms as well as additional storage options, along with a loft access hatch.



### Master Bedroom

The spacious master bedroom is a carpeted double room positioned at the front of the property. A double-glazed window provides natural light, while a radiator ensures comfort. Useful storage is available within the eaves.

### Bedroom 2

Bedroom two is another well-proportioned carpeted double room, featuring a radiator and a double-glazed window overlooking the rear of the property.

### Bedroom 3

The third bedroom is also a carpeted double room and benefits from a double-glazed window to the side. It also features a large storage cupboard extending over the stairs, accessed directly from within the room, along with an airing cupboard providing additional practical storage.

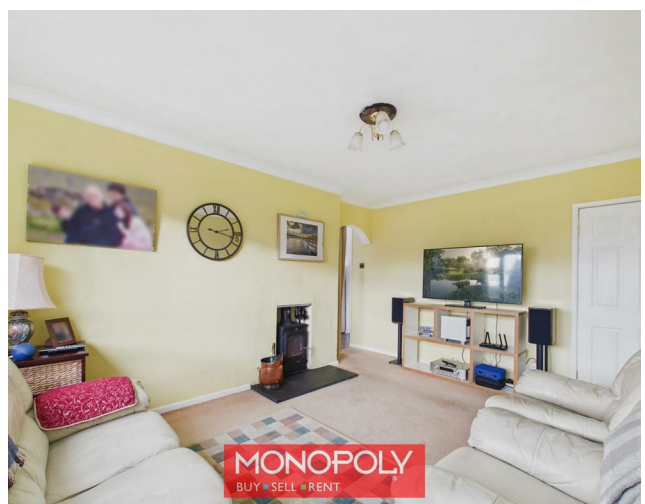
### Garage

A practical and well-constructed garage featuring durable brick-built walls and a traditional up-and-over door for easy access. The space benefits from a slim, elongated rear window that allows natural light to filter in while maintaining privacy. Inside, the garage is equipped with both gas and electric meters, making it a functional and versatile addition suitable for storage, workshop use, or potential utility space.

### Rear Garden

To the rear, a concrete drive runs from the road to the garage, separated by a small brick wall. A wrap-around pathway provides access to both external doors. The garden includes a concrete patio area that steps down onto a gravel section with space for a spinning washing line. The boundaries are enclosed by brick walls and decorative concrete blocks, providing separation from neighbouring properties while maintaining a tidy and structured outdoor space.

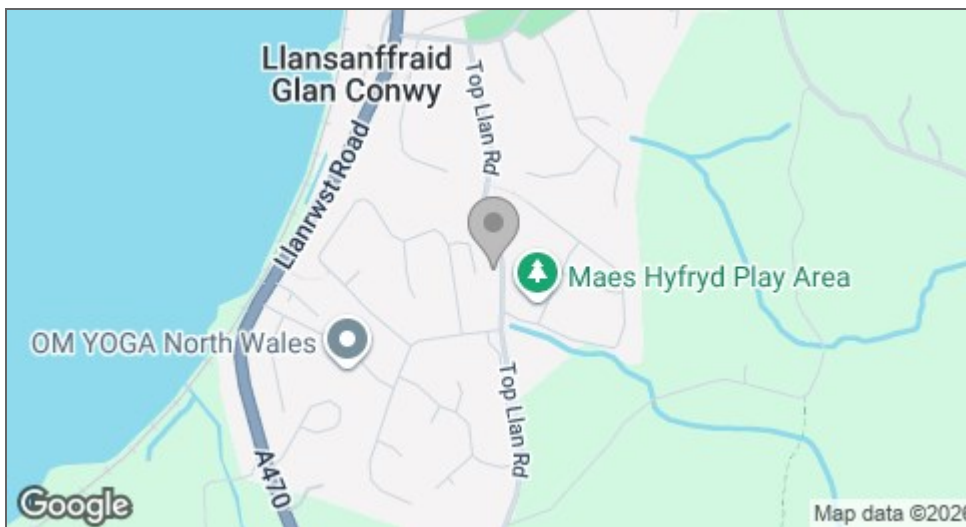












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

