



26 TAL Y FAN, GLAN CONWY, COLWYN BAY, LL28 5NG OFFERS IN THE REGION OF £220,000



26 TAL Y FAN, GLAN CONWY, COLWYN BAY, LL28 5NG



Blue Turtle Property are delighted to offer for sale this deceptively spacious semi-detached home, offered with no onward chain. Having been well cared for over many years, the property provides a fantastic opportunity for a buyer to modernise and make it their own. The well-proportioned accommodation comprises three bedrooms, a generous living room and separate dining room, a spacious kitchen with utility area, and a downstairs W.C. Set on a generous plot, the property further benefits from a garage, off-road parking, and front and rear gardens, providing excellent outdoor space. This appealing home will suit a wide range of buyers, including first-time buyers, investors, or families looking to create their ideal living space.

In brief, this semi-detached home is offered with no onward chain. The accommodation includes a generous living room featuring a stylish fireplace, with wooden doors opening into a separate dining room, creating a flexible and sociable living space. The kitchen is complemented by a useful utility area and a downstairs W.C. Upstairs, there are three well-proportioned bedrooms, with attractive views towards the River Conwy and surrounding mountains, along with a functional wet room and additional storage. Externally, the property boasts a pleasant garden with a variety of shrubs and flowers, as well as a concrete seating area ideal for outdoor furniture. A fully boarded garage provides excellent storage or parking, alongside off-road parking. Further benefits include gas central heating, double-glazed windows, and an insulated loft.





26 TAL Y FAN, GLAN CONWY, COLWYN BAY, LL28 5NG



Location- The property is situated in a most convenient location close to a shop, schools, takeaway and parks with some idyllic walks from its doorstep. Located near Llandudno, Deganwy, Colwyn Bay and Conwy, and within easy reach of the A55 dual carriageway as well as being on a bus route, offering a range of fantastic transport links with something for everyone. The neighbourhood on Glan Conwy holds a real sense of community, with several regular events held nearby.

Tenure- Freehold

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





Ground floor:

Hallway:

12'6" x 6'7" (3.8m x 2.0m)

Entrance to the property with stairs rising to the first floor, radiator to the left.

Downstairs W.C.:

6'3" x 2'7" (1.9m x 0.8m)

Fitted with a low-level flush W.C. and wash hand basin, with window to the rear.

Kitchen:

11'2" x 9'6" (3.4m x 2.9m)

Fitted with wall and base units with complementary work surfaces, integrated sink and integrated gas stove.

Utility Room:

7'7" x 9'6" (2.3m x 2.9m)

Work surfaces with space for washing machine and tumble dryer, partly tiled, window overlooking the garden and door leading to the side of the property.

Storage Room:

2'11" x 2'11" (0.9m x 0.9m)

Useful storage space, also containing the electrical consumer unit.

Living Room:

15'1" x 10'10" (4.6m x 3.3m)

Featuring a fireplace, window to the front of the property, radiator to the rear, and wooden glazed doors leading through to the dining room.

Dining Room:

20'8" x 10'10" (6.3m x 3.3m)

With patio doors opening out to the garden, radiator to the rear, and a door providing access back through to the kitchen.



First floor:

Landing:

5'11" x 2'7" (1.8m x 0.8m)

Providing access to all first floor rooms.

Bathroom:

6'3" x 5'11" (1.9m x 1.8m)

Wet room comprising shower, wash hand basin, W.C., and towel rail, with glazed window to the rear.

Storage Room:

2'4" x 2'4" (0.7m x 0.7m)

Useful storage space with towel holders.

Bedroom One:

10'10" x 8'6" (3.3m x 2.6m)

Window to the front of the property with radiator positioned beneath.

Bedroom Two:

10'10" x 10'6" (3.3m x 3.2m)

Radiator beneath window with attractive views to the rear of the property and beyond.

Bedroom Three:

9'2" x 7'7" (2.8m x 2.3m)

Window to the rear with radiator beneath. Also housing the boiler.



26 TAL Y FAN, GLAN CONWY, COLWYN BAY, LL28 5NG



BLUE TURTLE PROPERTY





26 TAL Y FAN, GLAN CONWY, COLWYN BAY, LL28 5NG



Externally:

Front – Pebbled front garden with lawn area and mature shrubs.

Side – Gated access leading to the rear garden and driveway access to the garage.

Rear – Concrete slab seating area with a small lawn, complemented by shrubs, flowers, and a mature tree, creating a pleasant outdoor space.





26 TAL Y FAN, GLAN CONWY, COLWYN BAY, LL28 5NG



SERVICES/ DISCLAIMER-

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

BLUE TURTLE PROPERTY LIMITED HAVE 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. REFERENCES TO THE TENURE OF A PROPERTY ARE BASED ON INFORMATION SUPPLIED BY THE SELLER. THE DETAILS PROVIDED ARE PREPARED AS A GENERAL GUIDE ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS TO ENTER INTO A LEGAL CONTRACT. ANY INTERESTED PARTY SHOULD CONSULT THEIR OWN SURVEYOR, SOLICITOR OR OTHER PROFESSIONALS BEFORE COMMITTING THEMSELVES TO ANY EXPENDITURE OR OTHER LEGAL COMMITMENTS.

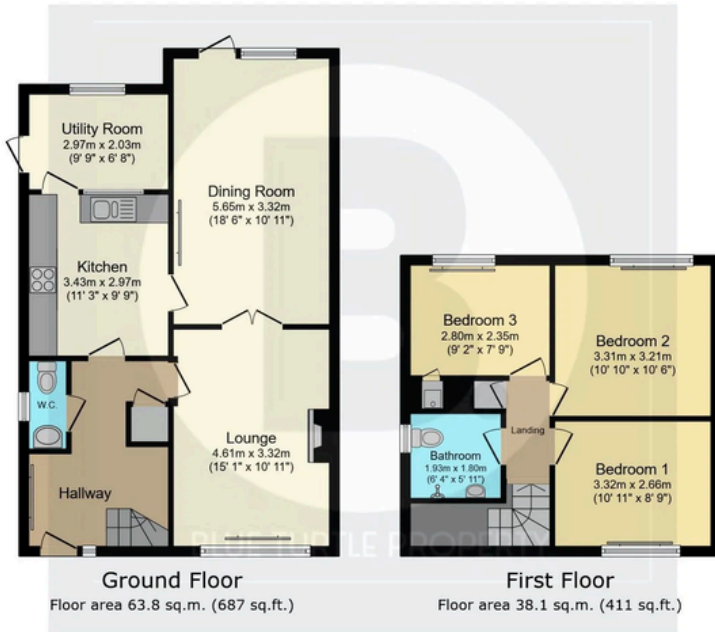
ITEMS SHOWN IN PHOTOGRAPHS ARE NOT INCLUDED UNLESS SPECIFICALLY MENTIONED WITHIN THE SALES PARTICULARS. THEY MAY HOWEVER BE AVAILABLE BY SEPARATE NEGOTIATION. CONTACT OUR FRIENDLY TEAM IF YOU HAVE ANY QUESTIONS ABOUT THIS LISTING, OR TO BOOK A VIEWING.



26 TAL Y FAN, GLAN CONWY, COLWYN BAY, LL28 5NG



BLUE TURTLE PROPERTY



Total floor area: 102.0 sq.m. (1,098 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

