



11 WYDDFA, GLAN CONWY, COLWYN BAY, LL28 5PT

OFFERS IN EXCESS OF £230,000



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Blue Turtle Property are delighted to offer for sale with no onward chain, this well-maintained three-bedroom semi-detached home, tucked away in a quiet cul-de-sac position and enjoying attractive open views towards the surrounding mountains. The property offers a generous and versatile layout, ideally suited to comfortable family living.

Internally, the home is arranged over two floors and offers a welcoming flow throughout. The ground floor features a cosy lounge with a character fireplace, w.c, a separate dining space with patio doors opening directly onto the garden, and a fitted kitchen positioned to the rear, enjoying views over the outdoor seating area. To the first floor, there are three well-proportioned bedrooms, along with a three piece family bathroom.

Externally, the property benefits from an enclosed rear garden with patio seating areas and established planting, ideal for relaxing or entertaining, along with access to a detached garage. To the front, the garden is laid mainly to lawn with flower beds, and off-road parking is available via a private driveway.



**Location** - The property is situated in a highly convenient location, close to a convenience store, primary school, supermarkets, and is near a bus route and main railway line. Located near Deganwy, Llandudno Junction, Colwyn Bay, and Conwy, it is within easy access of the A55 dual carriageway, offering a range of fantastic transport links with something for everyone. The neighbourhood in Glan Conwy holds a real sense of community, with several regular events held nearby, and a fantastic park just around the corner.

**Tenure**- Freehold  
**Council Tax Band**- D as on [voa.gov.uk](http://voa.gov.uk)





## Ground Floor

### Entrance Hallway

13' 7" x 9' 2" (4.14m x 2.79m)

uPVC door leading in, under stairs storage and built in storage cupboards, radiator, stairs to first floor.

### W.C.

4' 7" x 4' 2" (1.40m x 1.27m)

Low level flush w.c, wash hand basin, double glazed obscure glass window to side aspect.

### Lounge

16' 2" x 10' 11" (4.92m x 3.32m)

Double glazed window overlooking front garden and on to views beyond, feature fire surround with inset coal effect fire, radiator, television point.

### Dining Room

10' 8" x 9' 3" (3.25m x 2.82m)

Double doors accessing rear garden, radiator, open through to kitchen.

### Kitchen

10' 11" x 8' 10" (3.32m x 2.69m)

Fitted with a range of wall and base units with complimentary work surfaces over, 1 1/2 drainer sink with mixer tap, integral five ring hob with extractor over, space for fridge/ freezer, integral oven and grill, plumbing for washing machine, double glazed window looking out on to rear garden, door accessing rear garden.



### **Landing**

12' 3" x 2' 5" (3.73m x 0.74m)

Double glazed window to side aspect.

### **Bedroom One**

9' 9" x 10' 5" (2.97m x 3.17m)

Double glazed window overlooking front garden and on to countryside views beyond, radiator.

### **Bedroom Two**

11' 0" x 8' 6" (3.35m x 2.59m)

Double glazed window overlooking rear garden, radiator.

### **Bedroom Three**

8' 10" x 9' 3" (2.69m x 2.82m)

Double glazed window overlooking rear garden, radiator.

### **Family Bathroom**

7' 6" x 5' 6" (2.28m x 1.68m)

Three piece suite comprising low level flush w.c, pedestal wash hand basin, bath with mixer taps, radiator, tiled walls, double glazed obscure glass window to front aspect.



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## Externally:

**Front** – Neatly laid to lawn with well-established shrubs and planting, complemented by a driveway providing off-road parking.

**Side**- Secure gated side access.

**Rear** – Enclosed rear garden, featuring a patio area ideal for seating, raised beds with mature shrubs and plants, and access to the detached garage.





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## **SERVICES/ DISCLAIMER-**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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 inspector(s). Powered by www.propertybox.io