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[www.fletcherpoole.com](http://www.fletcherpoole.com)

**Fletcher & Poole**  
 DIAMOND COLLECTION



# SIMPLY STUNNING FOUR BEDROOM/TWO BATHROOM DETACHED HOME WITH MODERN INTERIORS, BREATHTAKING VIEWS, GARDENS, PARKING & GARAGE, PRIVATE WOODLAND & SOLD WITH NO CHAIN!

## Description

This four double-bedroom and two-bathroom detached home offers spacious accommodation throughout, and modern well planned immaculately presented interiors. With stunning far-reaching views including the Conwy Estuary, Conwy Castle and as far as the sea and Llandudno! Offered for sale with NO ONWARD CHAIN viewing is strongly recommended to fully appreciate everything this unique and well-built home has to offer.

The accommodation in brief comprises, entrance porch with glazed front door, tiled flooring, radiator, and feature wood panelled wall. The cloak room has a window to the rear, ceramic tiled floor, pedestal wash hand basin, and low-level WC. The utility room has a window and glazed door to the rear, wall mounted 'Vallient' combination boiler, base level units with integrated sink and chrome mixer tap, tiled flooring and splash back areas, space and plumbing for laundry appliances. The main hallway has a window to the rear, carpeted stairs to the first floor with spindles and banister, with under stairs storage, radiator, and engineered oak flooring. The kitchen/dining room has two windows to the front with views of the estuary and mountains, engineered oak flooring to the dining area, tiled flooring to the kitchen area, radiator, the kitchen area is fitted with a matching range of modern wall and base level units, with complimentary quartz work tops and return splash back areas, integrated sink with chrome swan neck mixer tap, integral oven, microwave, hob and extractor, plus a breakfast bar area. The living room has engineered oak flooring, radiators, window to the front with views of the estuary and mountains, additional window to the side, and glazed sliding patio doors to the rear, a feature fireplace completes the room.

The first-floor landing is carpeted with feature spindles and banister to the stairs, window to the rear allows natural lighting, a spacious storage cupboard, radiator, and loft access hatch. Bedroom one has a window to the front with stunning scenic views of the estuary, mountains, castle along with far reaching sea views, carpet floor, and radiator. The en-suite comprises of enclosed shower cubicle, wash basin and low flush WC inset vanity unit, chrome heated towel rail, window to the rear and tiled flooring and splash back areas. Bedroom two is another double room with window to the front with the same scenic views as the other bedrooms, carpet flooring, and radiator. Bedrooms three and four are great sized rooms with window to the front, radiators, and carpeted floor. The family bathroom is fitted with a tiled shower bath with glass screen, wash hand basin and low flush WC inset vanity unit, tiled flooring and splash back areas, chrome heated towel rail, and window to the rear.

Externally the property benefits from a larger than average driveway with space for several vehicles and could also incorporate a camper van and caravan! The gardens are tiered and consist of lawn areas, mature plant, shrub, and hedge borders, paved seating areas to the rear and sides, elevated decked seating area with unbeatable views, further elevated wooden built covered open plan summer house seating area with amazing views! There is an integral garage with lighting and power, up and over door to the basement area, to the rear of the property beyond the gardens is a private woodland area ideal for hide and seek or enjoying the local wildlife.

- \* STUNNING DETACHED HOME
- \* FOUR BEDROOMS
- \* TWO BATHROOMS
- \* LARGE DRIVEWAY & INTEGRAL GARAGE
- \* GARDENS TO THREE SIDES
- \* IMMACULATE MODERN INTERIORS
- \* PRIVATE WOODLAND TO REAR
- \* NO CHAIN
- \* PLANNING PERMISSION FOR A TWO STOREY, TWO BEDROOM, ONE BATHROOM, OPEN PLAN PLAN & KITCHEN WITH BALCONY



4 Bedroom Detached Home

15 Nant Y Coed  
Glan Conwy  
LL28 5LX

**£499,950**

Reference Number: FP8368  
22/5/2025

Fletcher & Poole,  
3 Lancaster Square,  
Conwy LL32 8HT

Registered Company  
Number 4687367

## Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

tel: 01492 583100  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

## Location

The property is located in a popular residential area overlooking the centre of Glan Conwy which is located on the banks of the River Conwy. It is approximately 2 miles from the walled medieval town of Conwy and the A55 Expressway for easy access to Chester and the motorways beyond. Close to local shop, pubs, and takeaway.

## Directions

From our Conwy office proceed round Conwy on the one-way system and proceed over the Conwy Bridge towards Llandudno Junction. At the roundabout turn right and proceed to the A55. Turn left on to the A55 and exit at the next junction signposted Betws-y-Coed and Glan Conwy. Proceed into the village of Glan Conwy, pass Snowdonia Valley Nurseries, turn left into Church Street, follow the road, bear right onto Nant y Coed.

Council Tax Band: F (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Tenure: Freehold

Agents Notes: We are advised that there is planning permission for a two-storey, two bedroom, one bathroom, open plan lounge & kitchen with balcony extension to the property, total floor area approx 70 square metres, the vendor has provided plans for this, it can also be viewed on the Conwy Council Planning Portal.

Energy Efficiency Rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Porch**

5' 7" x 3' 1" 1.70m x 0.93m

**Cloakroom**

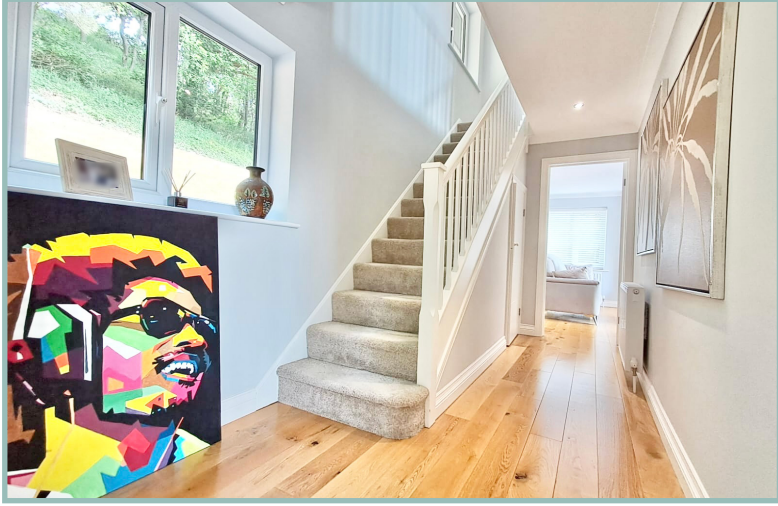
5' 7" x 4' 6" 1.70m x 1.37m

**Utility Room**

5' 7" x 4' 6" 1.70m x 1.37m

**Hallway**

21' 8" x 6' 2" 6.60m x 1.87m



**Kitchen/Dining Room**

21' 8" x 9' 7" 6.60m x 2.92m



**Living Room**

17' 5" x 12' 10" 5.31m x 3.91m



**Landing**

17' 5" x 12' 10" 5.31m x 3.91m

**Bedroom One**

14' x 10' 4.26m x 3.05m



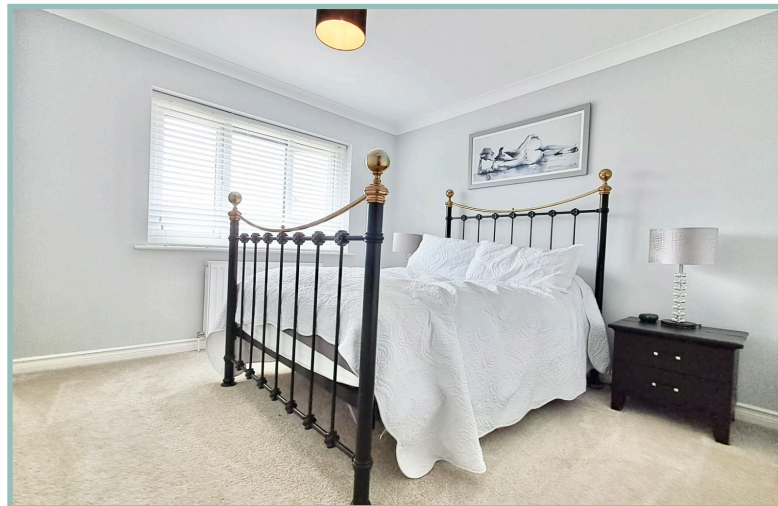
**Ensuite**

10' x 3' 5" 3.05m x 1.04m



**Bedroom Two**

10' 11" x 10' 3.32m x 3.05m



**Bedroom Three**

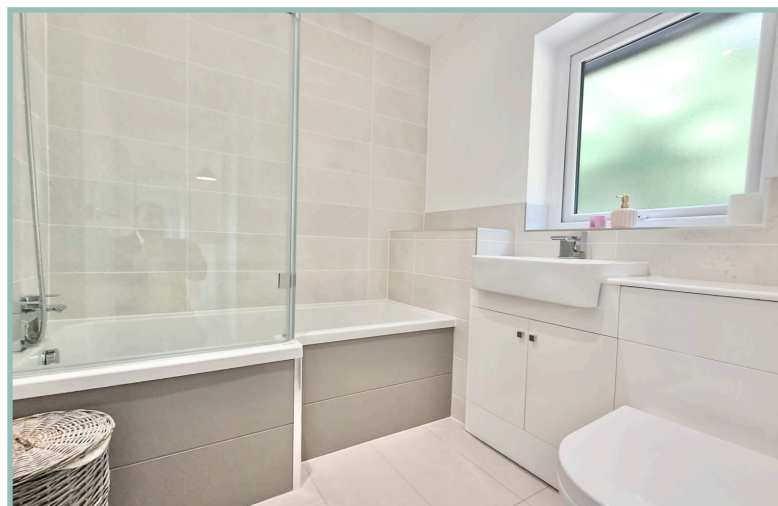
10' x 7' 1" 3.05m x 2.16m

**Bedroom Four**

10' x 7' 1" 3.05m x 2.16m

**Bathroom**

6' 9" x 6' 6" 2.06m x 1.98m



**Basement Garage**

**4 Bedroom Detached Home**

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LL28 5LX

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