



GLYDAR, GLAN CONWY

OFFERS IN THE REGION OF £270,000





# GLYDAR, GLAN CONWY

Blue Turtle Property are delighted to offer for sale with no onward chain, this fantastic three bedroom home, set in the most enviable position with breath-taking surrounding views that need to be viewed to be truly appreciated. With its well planned accommodation and finished to a high standard, this deceptively spacious property would suit an array of buyers with its versatility.

Set in this idyllic position and on a generous plot, this fantastic property also benefits from off road parking and a two level garage, as well as front and rear gardens.

In brief, the light and airy accommodation affords: Entrance hallway, lounge, kitchen, dining room, sun room and w.c to the ground floor, with three good size bedrooms and bathroom to the first floor. Externally the property offers off road parking, a garage as well as gardens to front and rear. The property further benefits from gas central heating and double glazing throughout. Early viewing is essential.





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**Location**-The property is situated in a most 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, and 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)





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## Ground Floor

### Entrance Hallway

Composite door leading in, radiator, under stairs storage cupboard, stairs to first floor.

### W.C

Low level flush w.c, built in wash basin with storage under and tiled splashback, double glazed obscure glass window to side aspect.

**Lounge:** - 4.7m x 3.3m (15'5" x 10'9")

Double glazed bow window overlooking front garden, coving to ceiling, feature fire surround with inset coal effect fire, radiator, television point.

**Kitchen:** - 3.46m x 2.11m (11'4" x 6'11")

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

**Dining Room:** - 2.54m x 3.34m (8'3" x 10'11")

Coving to ceiling, radiator, door leads through to lounge, sliding door gives access to sun room.

**Sun Room:** - 4.46m x 2.9m (14'7" x 9'6")

Double glazed windows to side and rear aspects, enjoying views across the garden and on to Estuary beyond, radiator, tiled flooring, vaulted ceiling with inset spotlights.



## First Floor

### Landing

Over stairs storage cupboard, cupboard housing gas central heating boiler, loft access.

#### **Bedroom 1:** - 3.22m x 2.94m (10'6" x 9'7")

Double glazed window benefitting from idyllic views across to the Conwy Estuary and Great Orme, coving to ceiling, radiator, fitted wardrobe storage.

#### **Bedroom 2:** - 2.61m x 3.36m (8'6" x 11'0")

Double glazed window overlooking front garden, radiator.

#### **Bedroom 3:** - 2.34m x 2.35m (7'8" x 7'8")

Double glazed window overlooking rear garden and on to far reaching views beyond, built in wardrobe storage with mirrored sliding doors, radiator.

#### **Bathroom:** - 1.88m x 1.94m ext. to 2.71m

Light and airy bathroom with four piece suite comprising bath, shower enclosure with folding shower screen, low level flush w.c, wash hand basin with storage under, heated towel rail, tiled walls, double glazed obscure glass window to side aspect.



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Garage 5.3m x 2.7m (17'4" x 8'10") - Roller door, lights and power, personal door to side, window to rear.

Ladder to Mezzanine level (3.68m x 2.7m)

Additional storage space with potential for conversion.

## Outside

### Front

Spacious brick paved driveway providing ample off road parking leading to garage, motion sensor lighting and outside power.

### Side

Garage to side.

### Rear

Raised patio area ideal to sit and enjoy the tranquillity, outside tap, area laid to lawn with shed and fenced boundaries.





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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.co.uk](http://www.propertybox.co.uk)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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## **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.