Crafnant

Tyn Y Groes Conwy LL32 8TJ

IMW
IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£345,000

Crafnant is a beautifully presented detached bungalow, occupying a generous level plot within the peaceful village of Tyn Y Groes in the heart of the Conwy Valley. Surrounded by established landscaped gardens, enjoying delightful views to both the front and rear,

Situated in the centre of Tyn-y-Groes, this attractive three-bedroom detached bungalow offers comfortable and well-maintained accommodation, complemented by large landscaped gardens with extensive countryside views, ample parking and a versatile garage, benefiting from uPVC double glazing and gas central heating. Conveniently positioned for Conwy, the A470, Snowdonia National Park and the North Wales coast. Internally, the accommodation is light and generously proportioned throughout. The layout provides a spacious lounge with large windows allowing for an abundance of natural light, a beautiful sitting/dining room with vaulted ceiling, fitted kitchen with access to the rear, and three bedrooms and modern shower room.

Location

Tyn y Groes is located approximately 5 miles from the historic walled castle town of Conwy providing a range of shops for everyday needs. Within easy access of the A55 Expressway giving access to all main routes. The main Holyhead to London railway line at Llandudno Junction connects directly with Manchester airport.

Agents Note

Crafnant is of non traditional construction, i.e. concrete panel construction with cladding. It may not be suitable for the majority of high street lenders and specialist lenders may have to be sought. Please ask the Agents for further information.

The Accommodation Affords:

(Approximate measurements only)

Front Entrance

uPVC double glazed door leading into Entrance Vestibule, tiled flooring, uPVC decorative door leading into Reception Hall.

Reception Hall 14'6" x 11'3" (4.44m x 3.44m)

Coved ceiling, wood flooring, access to loft, built-in cupboard with shelving.

Sitting Room 22'6" x 10'5" (6.87m x 3.19m)

Feature vaulted ceiling, wood flooring, uPVC double glazed window to front elevation with views over to the Carneddi mountain range, radiator, feature fire surround with inset gas flame effect fire. Part glazed double doors leading into Kitchen.

Kitchen 16'4" x 10'8" (5.00m x 3.26m)

Range of base, wall and drawer units, 1.5 bowl sink, Bosch extractor, Bosch four ring hob, Bosch eye level double oven, tiled flooring, part decorative tiled walls, radiator, uPVC double glazed window with extensive views over towards Bodnant Estates and Eglwysbach. Wall mounted gas central heating boiler, uPVC double glazed door leading into rear garden.

Lounge / Dining Room 15'3" x 19'5" (4.65m x 5.94m)
uPVC double glazed windows with views from each window, radiator, feature wood burning stove on marble hearth, uPVC double glazed patio doors leading to rear garden.

Bedroom 1 14'6" x 10'5" (4.44m x 3.19m)
uPVC double glazed window to front elevation with views to the Carneddi mountain range, radiator.

Bedroom 2 12'10" x 10'9" maximum (3.92m x 3.30m maximum)
uPVC double glazed windows to rear elevations with view to open countryside, built-in wardrobe, radiator.

Bedroom 3 8'9" x 9'5" (2.67m x 2.89m)
uPVC double glazed window with views to open countryside, built-in wardrobe, radiator.

Shower Room 9'3" x 5'3" (2.82m x 1.61m)
Vanity unit with cupboard and built-in shelving, inset sink unit, low flush w.c. glazed shower cubicle with Aqualisa shower fitment, fully tiled walls, tiled flooring, wall mounted towel rail, uPVC double glazed window, inset spotlighting.

Outside
Front driveway with ample parking, mature shrubs and trees. Rear garden with raised deck area enjoying countryside views, greenhouse, raised patio area, mature trees, shrubs. A further patio with glazed area leading up to the Lounge.

Garage (4.96m x 5.27m) with up and over door, rear uPVC double glazed window, further side window.

Lean-to garden store (3.13m x 2.16m). Summer house (1.98m x 2.08m) with fantastic views to open countryside.

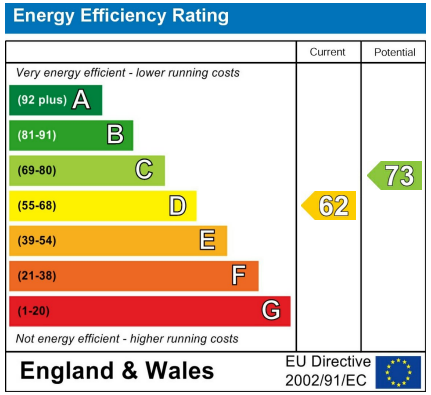
Services
Mains water, electricity, gas and drainage connected to the property.

Viewing
By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

Proof Of Funds
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

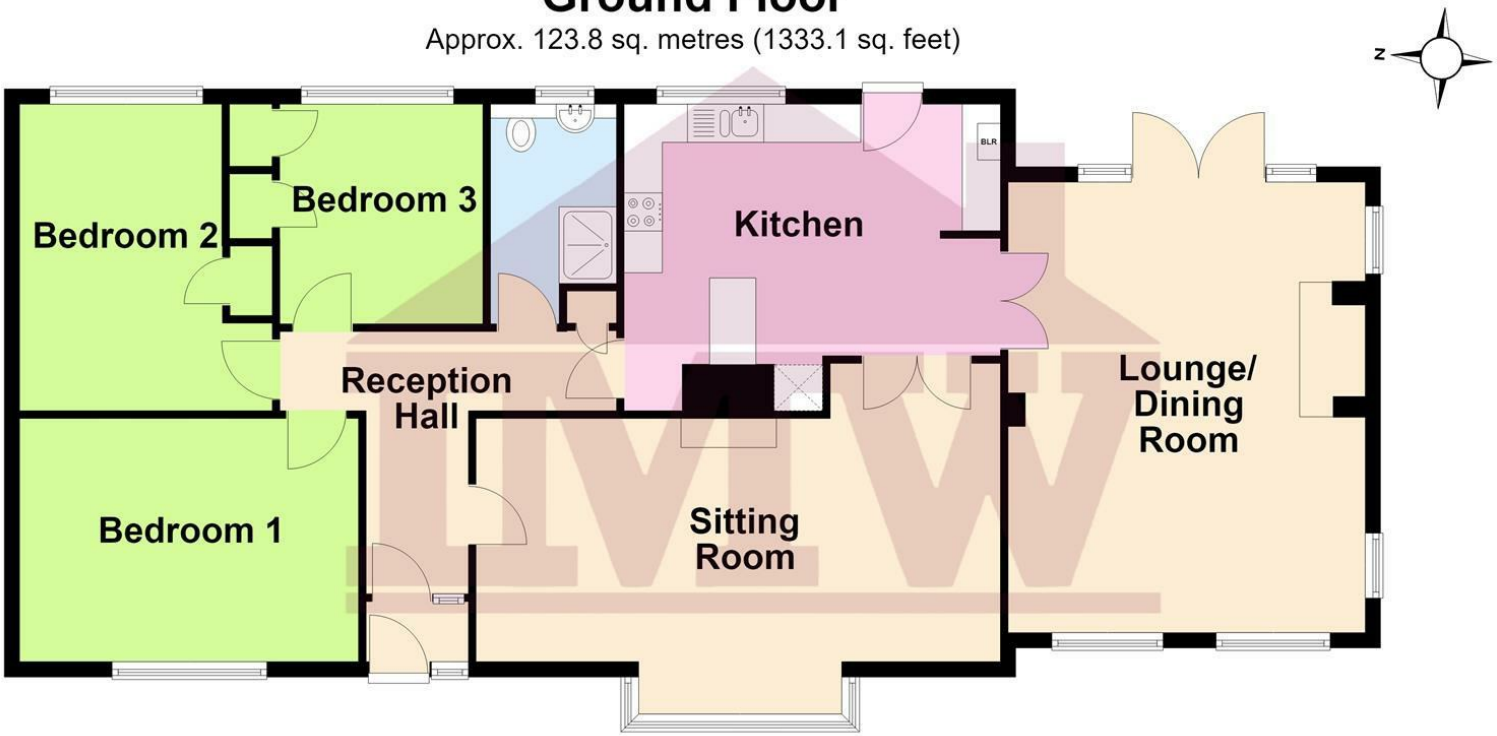
Council Tax Band:
Conwy County Borough Council tax band D

Directions
Enter the village of Tynygroes from the Conwy direction, pass the crossroads by The Red Lion, continue towards Llanrwst and the property will be viewed on the left hand side.



Ground Floor

Approx. 123.8 sq. metres (1333.1 sq. feet)



Total area: approx. 123.8 sq. metres (1333.1 sq. feet)

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of option must be treated as given on the same basis as these particulars.

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