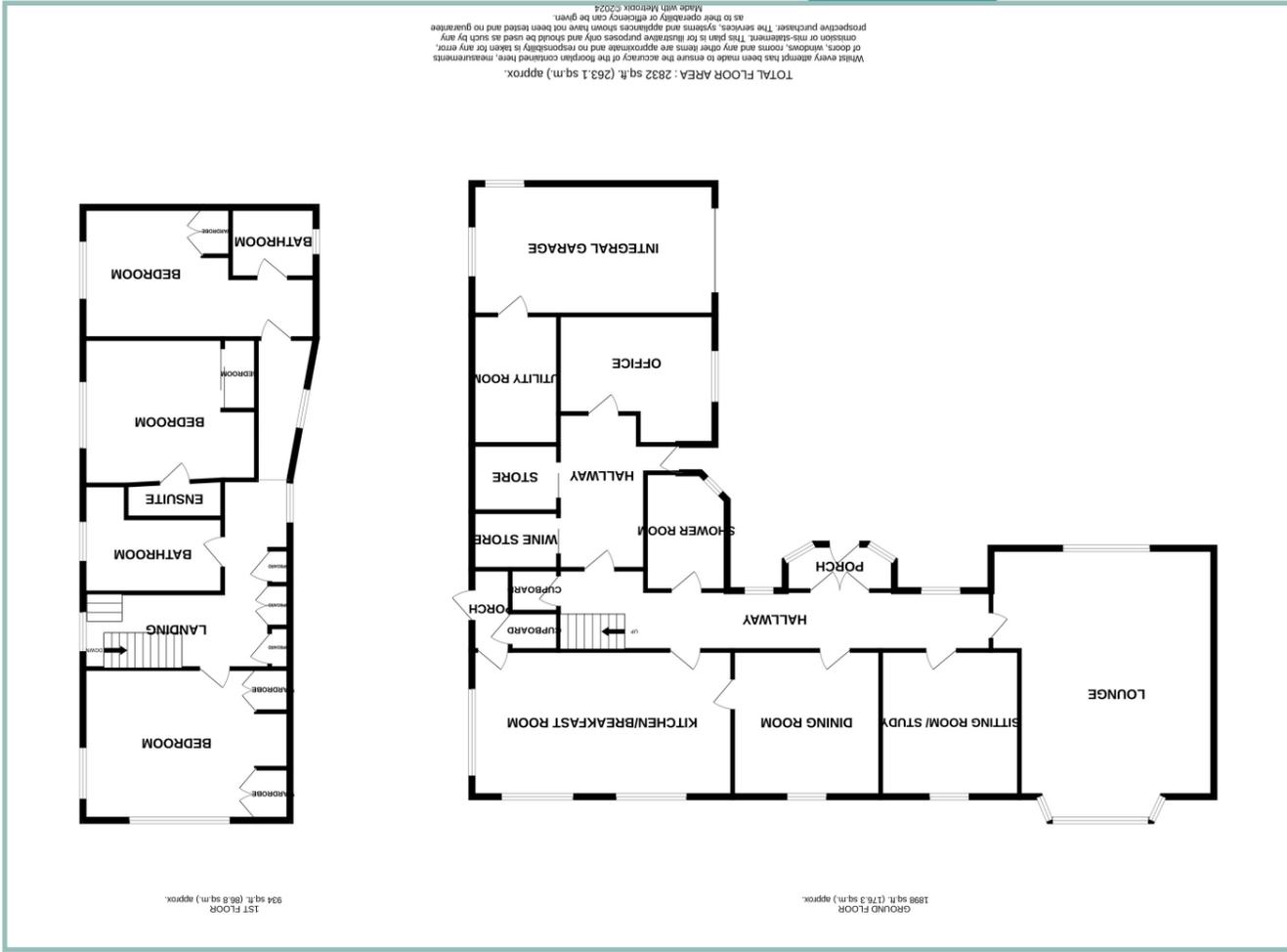


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

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**Fletcher & Poole**  
DIAMOND COLLECTION



# Detached Three/Four Bedroom Home Enjoying Superb Views

3/4 Bedroom Detached Home

Y Dderwen  
Tyn Y Groes  
LL32 8SS

**£980,000**

**REDUCED FROM £1,000,000**

Reference Number: FP7949  
20/2/2024

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)

## Description

The most breathtaking, uninterrupted views over the Conwy estuary and surrounding countryside can be enjoyed from this spacious three/four bedroom family home.

Y Dderwen occupies a good size plot in a quiet and highly desirable location on the outskirts of Conwy.

The versatile accommodation comprises: Entrance porch with double doors into the hallway, double aspect lounge with bay window, study/snug with gas fire, dining room with access door into the large kitchen/breakfast room with a double electric oven and hob, space and plumbing for a dishwasher and fridge/freezer, side porch with storage cupboard, downstairs shower room and under stairs storage cupboard, inner hallway with additional front door, wine store and store room, bedroom 4/ office, utility room with space and plumbing for a washing machine and additional fridge/freezer, integral door into the garage which has power and light.

From the main hallway there is a turned staircase leading to a good sized landing with built in storage cupboards, double aspect master bedroom with a range of built in wardrobes, bedroom two with a modern ensuite bathroom and built in wardrobe and bedroom three with an ensuite shower room and built in wardrobe and family bathroom.

Part UPVC double glazing and part single glazed metal windows, oil fired central heating and a gas fire run by LPG bottled gas.

To the outside there is a gated driveway allowing for plenty of off road parking, beautifully planted and landscaped gardens to the sides and rear with lawned areas, flagged seating areas, ornamental pond and a raised patio area with balustrade from which to enjoy the stunning views.

- \* DETACHED THREE/FOUR BEDROOM FAMILY HOME
- \* ENJOYS THE MOST SUPERB VIEWS OVER THE ESTUARY & COUNTRYSIDE
- \* SITUATED IN A HIGHLY DESIRABLE LOCATION
- \* OCCUPIES A GOOD SIZED PRIVATE PLOT
- \* LOVELY HARDWOOD FLOORING
- \* LIGHT & SPACIOUS ROOMS
- \* NO CHAIN



## Location

Tyn-y-Groes is situated just off the A470 which passes through and gives access to the main A55 expressway facilitating travel throughout North Wales and links with major motorway routes. The nearest shopping areas would be in the historic town of Conwy approximately 3 miles, with Llandudno approximately 8 miles providing a selection of major stores, theatre's and other amenities and the market town of Llanrwst approximately 6 miles. Conwy also has the added facilities of a golf course and a Marina.

## Directions

From the Conwy office follow the one way system round and back to the Castle. Turn right at the mini roundabout, go through the archway and down the hill. Proceed through the village of Gyffin and continue on for Tyn-y-Groes. Drop down the hill and when you see The Groes public house on the right, turn left opposite, follow this lane passing the Ty Gobaith Hospice, Y Dderwen can be found after a short distance on the left.

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

Energy Efficiency Rating: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F	27 F	
1-20	G		



# Detached Three/Four Bedroom Home Enjoying Superb Views

## Porch

9' 2" x 3' 11" 2.79m x 1.19m

## Hallway

36' 4" x 6' 10" max 11.07m x 2.08m

## Lounge

22' 10" max x 18' 9" max 6.96m x 5.72m

## Sitting Room/Study

11' 8" x 12' 4" 3.55m x 3.76m

## Dining Room

12' 5" x 12' 4" 3.78m x 3.76m

## Kitchen/Breakfast Room

21' 11" x 12' 10" 6.68m x 3.91m

## Rear Porch

6' 10" x 3' 2" 2.08m x 0.96m

## Store Cupboard

7' x 3' 2" 2.13m x 0.96m

## Shower Room

10' 2" x 7' 3.10m x 2.13m

## Inner Hallway

9' 2" x 8' 11" max 2.79m x 2.71m

## Wine Store

5' 9" x 5' 1" max 1.75m x 1.55m

## Store Room

5' 9" x 4' 1" 1.75m x 1.24m

## Office/Bedroom Four

14' 7" x 10' 10" 4.44m x 3.30m

## Utility Room

10' 11" x 4' 11" 3.32m x 1.50m

## Garage

20' 5" x 11' 1" 6.22m x 3.38m

## Bedroom One

17' 4" x 12' 10" 5.28m x 3.91m

## Bedroom Two

16' 1" into wardrobes x 10' 10" 4.90m x 3.30m

## Ensuite Shower Room

8' 3" x 2' 7" 2.51m x 0.78m

## Bedroom Three

19' 5" max x 11' 5.92m x 3.35m

## Ensuite Bathroom

6' 9" x 7' 5" 2.06m x 2.26m

## Bathroom

11' 8" x 9' 1" max 3.55m x 2.77m

## Boiler Room

22' 4" max x 19' 2" max 6.81m x 5.84m

## Under House Workshop

22' 9" max x 22' 3" max 7.18m x 6.78m



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