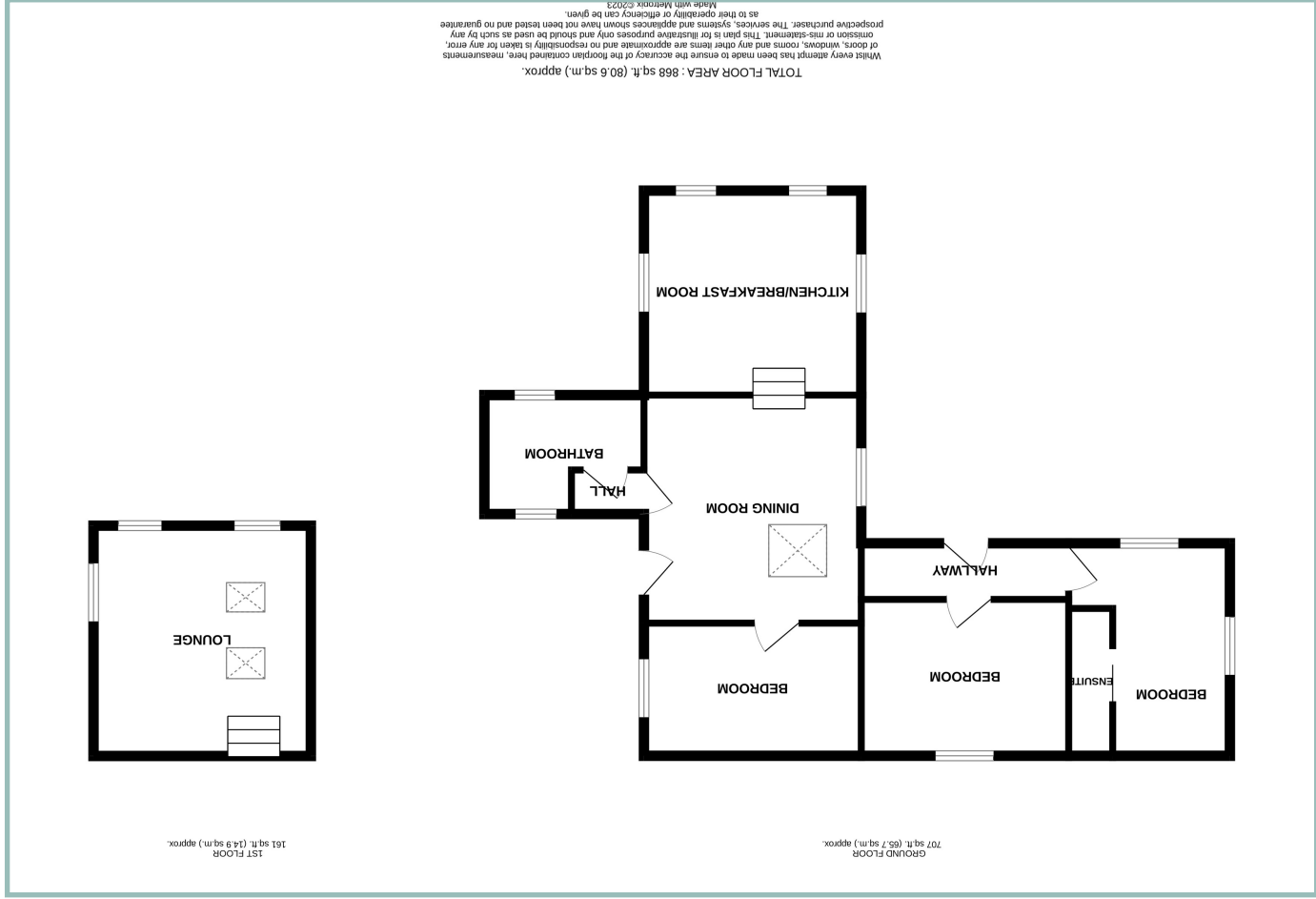


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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.

www.fletcherpoole.com

Fletcher & Poole

DIAMOND COLLECTION



Three Bedroom Detached Cottage Enjoying Stunning Mountain & Countryside Views

Description

Ysgubor Ty Du enjoys the most breathtaking and far reaching mountain and countryside views. Situated at the end of a lane in an elevated location above the sought after village of Eglwysbach. This superb detached three bedroom cottage offers light and beautifully presented accommodation with exposed beams, Apex ceilings, slate window sills and a lovely exposed stone fireplace.

Accommodation comprises: Hallway, dining room which overlooks the mezzanine lounge which is positioned up a small staircase with feature exposed stone fireplace with multi fuel burner and deep slate window sills and timber Apex ceiling.

A couple of steps from the dining room lead down to a modern fitted kitchen/breakfast room with integrated dishwasher, space for an electric range, integrated fridge and a breakfast bar area.

Master bedroom with high ceiling and en-suite shower room. Two further bedrooms and an inner hall area leading to the bathroom.

UPVC double glazing and oil fired central heating with external Worcester floor mounted boiler. The property also benefits from fibre.

To the outside there is a sweeping driveway leading to a good size parking and turning area. Two workshops/store with space and plumbing for a washing machine, dryer and fridge/freezer and a wood store. There are a variety of flagged patio areas from which to enjoy the stunning views and lawned areas.

- * BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED COTTAGE
- * ENJOYS THE MOST STUNNING VIEWS
- * SITUATED IN AN ELEVATED LOCATION ABOVE THE VILLAGE
- * OCCUPIES A GOOD SIZE PLOT WITH WORKSHOPS

Hall

11' 9" x 3' 2" 3.58m x 0.96m



Dining Room

12' 11" x 12' 9" 3.94m x 3.88m



3 Bedroom Detached Cottage

YSGUBOR TY DU
EGLWYSBACH
CONWY
LL28 5UH

£425,000

REDUCED FROM £450,000

Reference Number: FP7766

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
web: www.fletcherpoole.com



Location

Ysgubor Ty Du enjoys magnificent countryside views overlooking the charming village of Eglwysbach which is located in the picturesque Conwy Valley. The local services include the public house, shop, church and village school, and there is a regular bus service from the village.

Directions

From our Conwy Office proceed around the one way system and back over the bridge in the direction of Llandudno Junction. Take the third exit off the roundabout and take the slip road towards Chester. Take the next exit off signposted Betws-y-coed and Glan Conwy. Proceed through Glan Conwy, up the hill and follow the signs for Bodnant Garden & Eglwysbach. Bear left and proceed past Bodnant Gardens, continue into the village past The Bee Public House and take the next left into Ffordd Bryn Fran. Proceed up the hill for approximately 1 mile until a green triangle and turn right. Follow the road round to the right and take the next left onto a concrete road signposted Ty Du and Goleugell and follow this past the farm, to the end where Ysgubor Ty Du is the higher of the two properties.

Council Tax Band: E (provided on www.voa.gov.uk)

Energy Efficiency Rating: D

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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3 Bedroom
Detached Cottage

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Lounge

12' 9" x 13' 1" 3.88m x 3.99m



Bedroom Three

12' 4" x 7' 5" 3.76m x 2.26m



Kitchen

10' 8" x 12' 11" 3.25m x 3.94m



Inner Hall

4' 1" x 2' 6" 1.24m x 0.76m

Bathroom

8' 10" x 6' 9" 2.69m x 2.06m



Bedroom One

12' 1" x 9' 2" 3.68m x 2.79m



Workshop One

14' 2" x 10' 4.31m x 3.05m

Workshop Two

19' 1" x 14' 5" 5.82m x 4.39m

Workshop Three

8' 11" x 6' 2" 2.71m x 1.87m



En-Suite Shower Room

8' 4" x 2' 6" 2.54m x 0.76m

Bedroom Two

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

