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www.fletcherpoole.com

Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	57 D	
69-80	C		
81-91	B		
92+	A		82 B

FP7876

While every attempt has been made to ensure the accuracy of the diagrams contained here, measurements of doors, windows, counts and any other items are approximate and no responsibility is taken for any error or omission in the diagram. They have to be taken as a guide only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given. Made with MetreX 2023

TOTAL FLOOR AREA: 773 sq. ft. (71.9 sq.m.) approx.

GROUND FLOOR 477 sq. ft. (44.3 sq.m.) approx.

1ST FLOOR 296 sq. ft. (27.5 sq.m.) approx.



Two Bedroom Semi Detached home Enjoying A Sunny Rear Garden

Description

A well presented two bedroom semi detached home situated within easy access to the primary school, the village centre and access to the A55 and the Conwy Valley. The accommodation comprises: Entrance hall, lounge with inset gas fire, modern shower room, open plan kitchen/diner with space for a gas cooker, fridge/freezer and space and plumbing for a washing machine. From the dining area there are sliding patio doors onto the rear garden. To the first floor: landing with store cupboard and airing cupboard, master bedroom and a second bedroom. UPVC double glazing and gas fired Ariston combination boiler.

To the outside there is a lawned front garden with raised borders and driveway parking for approximately 5 vehicles, garage with power and light and a timber gate provides access into the sunny rear garden which has a paved seating area, lawn and a raised decked seating area.

- ✓ TWO BEDROOM SEMI DETACHED HOME
- ✓ REFURBISHED IN THE LAST FIVE YEARS
- ✓ EASY ACCESS TO THE PRIMARY SCHOOL & VILLAGE CENTRE
- ✓ ENJOYS DISTANCE MOUNTAIN VIEWS
- ✓ FREEHOLD

Hallway

12' 3" x 9' 3" max 3.73m x 2.82m

Lounge

15' 5" x 10' 11" 4.70m x 3.32m



Kitchen

10' 10" x 8' 3" 3.30m x 2.51m



Dining Room

11' 4" x 9' 3" 3.45m x 2.82m



Shower Room

6' 9" x 5' 9" 2.06m x 1.75m

Landing

9' 4" x 3' 6" 2.84m x 1.06m

Bedroom One

15' 6" x 10' 11" 4.72m x 2.32m



Bedroom Two

9' 3" x 7' 5" 2.82m x 2.26m



Garage

19' 11" x 12' 2" 6.07m x 3.71m

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 primary school, pub, 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, right onto Top Llan Road, right onto Tal y Fan, first left onto Tyn Y Celyn where No 26 can be found on the right.

Council Tax Band: D (provided on www.voa.gov.uk)
Energy Efficiency Rating: D



2 Bedroom Semi Detached Home

26 Tyn Y Celyn
Glan Conwy
LL28 5NN

£225,000
REDUCED FROM £230,000

Reference Number: FP7876
16/10/23

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:

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web: www.fletcherpoole.com

