

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR 447 sq ft (41.5 sq m), approx.

1ST FLOOR 424 sq ft (39.3 sq m), approx.

TOTAL FLOOR AREA - 870 sq ft (80.8 sq m), approx.

F77020

Where every attempt has been made to ensure the accuracy of the figures contained here, measurements of some windows, doors and other items are approximate and no responsibility is taken for any errors. The purchaser is advised to check the measurements and to make any necessary adjustments to the figures before purchase. The services, systems and appliances shown are not tested and no guarantee is given as to their operation or energy efficiency.



Three Bedroom Semi Detached Home Enjoying Far Reaching Views

Description

A well maintained three bedroom semi detached home situated on the outskirts of the village, enjoying far reaching views over the Carneddau mountains, estuary and the Great Orme from the front aspect and open countryside to the rear aspect.

The property has been in the same family for many years and benefits from light and well planned accommodation comprising: Entrance porch, Hallway, Lounge with sliding patio doors onto the rear garden, kitchen/diner with space for a washing machine, electric oven and built in cupboard.

From the hallway stairs lead to the first floor accommodation, landing, master bedroom with built in wardrobe, bedroom two with an airing cupboard and built in cupboard and a third bedroom with built in wardrobe, family bathroom, UPVC double glazing and Worcester gas fired central heating boiler with separate hot water tank.

To the outside there is gated driveway parking, a front lawned area with well planted flower borders, garage with power and light and electric garage door, attached store room with power and light and a lovely private rear garden with large paved patio seating area and steps up to a lawned area with established plants and shrubs.

- ✓ WELL MAINTAINED THREE BEDROOM SEMI DETACHED HOME
- ✓ ENJOYS FAR REACHING MOUNTAIN, ESTUARY AND GREAT ORME VIEWS
- ✓ BACKS ONTO FIELDS WITH HORSES
- ✓ EASY ACCESS TO THE PRIMARY SCHOOL AND VILLAGE CENTRE
- ✓ GOOD SIZED PLOT WITH PRIVATE REAR GARDEN
- ✓ FREEHOLD

Porch

5' 8" x 2' 11" 1.72m x 0.88m

Hallway

13' 6" x 5' 11" 4.11m x 1.80m

Lounge

13' 3" x 11' 5" 4.04m x 3.48m



Kitchen/Diner

18' 7" x 9' 11" 5.67m x 3.02m



Landing

7' 8" x 5' 11" 2.33m x 1.80m

Bedroom One

11' 7" x 13' 4" max 3.53m x 4.06m



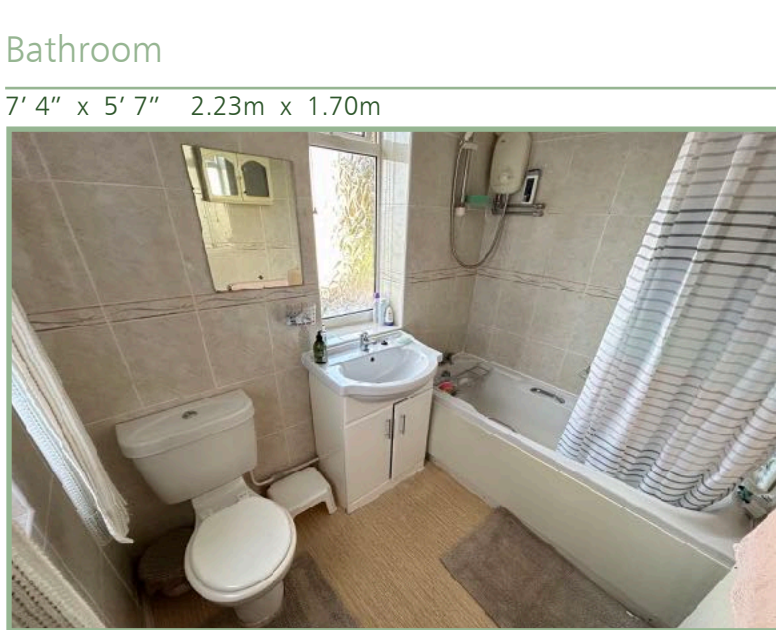
Bedroom Two

9' 11" x 11' 7" 3.02m x 3.53m



Bedroom Three

9' 8" x 7' 10" 2.94m x 2.39m



Garage

16' 6" x 8' 2" 5.03m x 2.49m

Store Room

8' 2" x 5' 7" 2.49m x 1.70m

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 and 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, left onto Maes Hyfryd, left again where number 22 can be found on the right.

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

3 Bedroom Semi Detached Home

22 Maes Hyfryd
Glan Conwy
LL28 5NF

£225,000

Reference Number: FP7892
22/11/23

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

