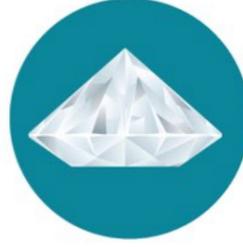


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

**Fletcher & Poole**  
DIAMOND COLLECTION



# Four/Five Bedroom Detached Modern Home Enjoying Countryside Views

## Description

Plas Y Wennol is an attractive detached, individually designed home built circa 2000 enjoying superb views over open countryside. Located in the village of Tal Y Bont which is situated in the beautiful Conwy Valley with easy access to the historic walled town of Conwy and the market town of Llanrwst.

The well planned accommodation comprises: Entrance hall, cloakroom/W.C, double aspect lounge with sliding doors onto the front garden, sitting room/office, study/bedroom five, kitchen/diner with electric double oven and hob, space and plumbing for a dishwasher and fridge/freezer, utility room with space and plumbing for a washing machine and dryer.

To the first floor: Landing, master bedroom with ensuite, three further bedrooms and family bathroom.

UPVC double glazing and LPG gas central heating.

To the outside there is driveway parking and a garage, front garden area with a lawn and well planted borders and outside lighting. To the rear there is a low maintenance garden laid to patio with a raised stone rockery borders with a variety of shrubs and plants and a sheltered patio/barbecue area.

- \* INDIVIDUALLY DESIGNED 4/5 BEDROOM HOME
- \* ENJOYS SUPERB OPEN COUNTRYSIDE VIEWS
- \* SPACIOUS WELL PLANNED ACCOMMODATION
- \* SITUATED IN THE BEAUTIFUL CONWY VALLEY
- \* NO CHAIN
- \* FREEHOLD

4/5 Bedroom Detached Home

Plas Y Wennol  
Conway Road  
Tal-Y-Bont  
LL32 8SF

**NO CHAIN**

**£625,000**

Reference Number: FP7906  
8/12/23

Fletcher & Poole,  
3 Lancaster Square,  
Conwy LL32 8HT

Registered Company  
Number 4687367

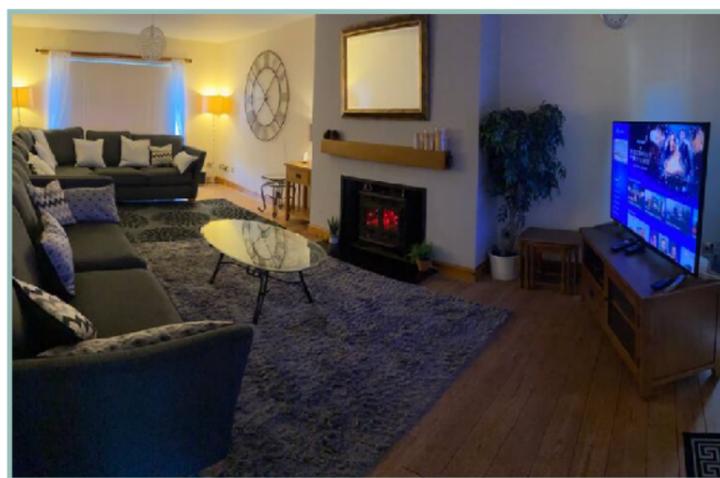
## Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

tel: 01492 583100  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



## Location

Conveniently located in the Conwy Valley, Tal y Bont is just six miles from the historic town of Conwy with its castle and harbour, as well as the local post office there is a primary school, and a shop. Surf Snowdonia is located in the next village as well as beautiful forests and Gorge walks.

## Directions

From our Conwy office go around the one way system to the Castle and go straight on at the mini roundabout through the archway in the direction of Trefriw. Proceed along this road for approximately 4 miles until you reach the village of Tyn y Groes. Continue along this road until you reach the village of Tal y Bont, pass The Bedol pub and the village shop, Plas Y Wennol can be found after a short distance on the left.

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

Energy Efficiency Rating: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



# Four/Five Bedroom Detached Modern Home Enjoying Countryside Views

## Hallway

17' 10" x 10' 11" max 5.44m x 3.32m

## Cloakroom

5' 5" x 3' 8" 1.67m x 1.13m

## Office/Sitting Room

14' x 10' 4.28m x 3.05m

## Study

10' x 9' 3.07m x 2.75m

## Lounge

24' 4" x 12' 6" 7.43m x 3.83m

## Kitchen/Diner

13' 11" x 12' 4.24m x 3.66m



## Utility Room

13' 3" x 13' 1" max 4.06m x 3.99m

## Shower Room

6' 7" x 3' 2" 2m x 0.97m

## Loft Space

20' 11" x 11' 5" 6.39m x 3.48m

## Master Bedroom

13' 7" x 13' 3" 4.15m x 4.05m



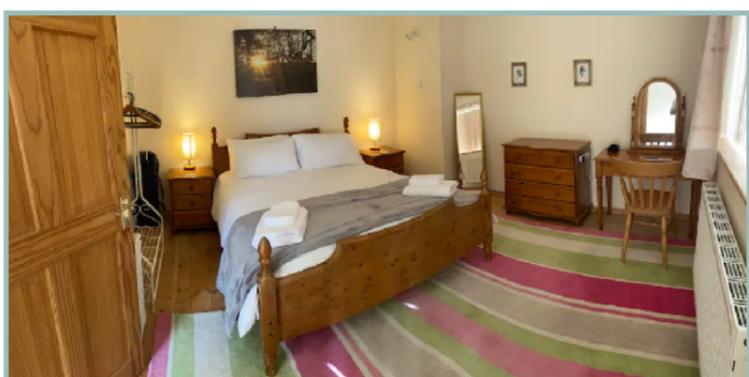
## Ensuite

7' 7" x 4' 10" 2.31m x 1.48m



## Bedroom Two

12' 9" x 12' 1" 3.89m x 3.68m



## Bedroom Three

12' 9" x 11' 10" 3.89m x 3.63m



## Bedroom Four

13' 6" x 9' 6" max 4.14m x 2.91m



## Bath/Shower Room

9' 1" x 6' 3" 2.79m x 1.93m



4/5 Bedroom Detached Home

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Conway Road  
Tal-Y-Bont  
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NO CHAIN

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