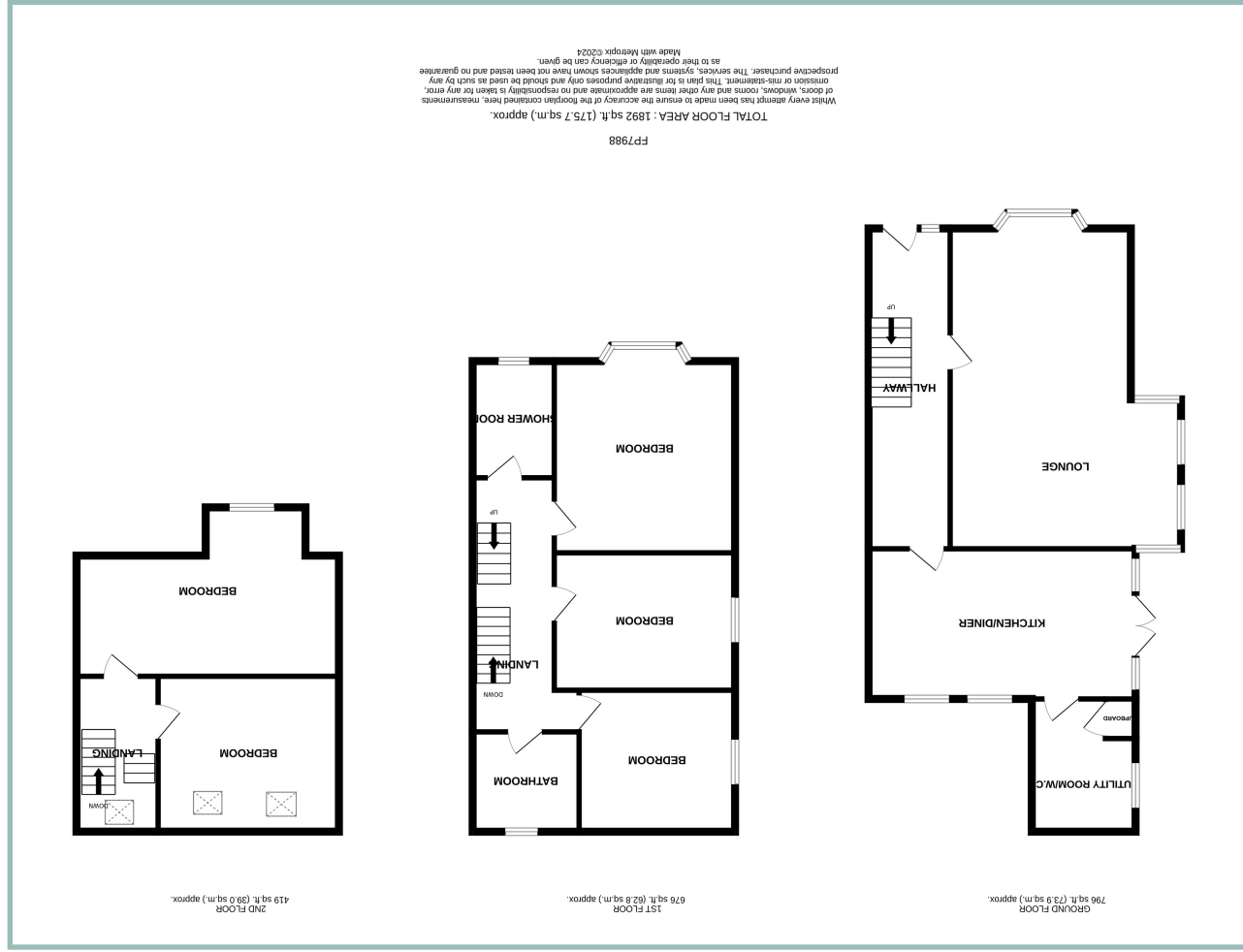


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Five Bedroom Semi Detached Home With Large Garden With Planning For A Two Bedroom Detached Home

Description

The most stunning views can be enjoyed from this substantial five bedroom semi-detached period property which is situated on the outskirts of the village and allows for easy access to the Conwy Valley.

The property occupies a good size plot which the current owners have obtained planning to build a detached two bedroom home where the living accommodation is on the first floor to make the best of the views. (Please see attached plans)

Bryn Teg has been completely refurbished in the last few years creating a light and well planned home with large rooms, high ceilings and superb views can be enjoyed from every window.

The accommodation comprises: Large entrance hallway, very large double aspect lounge, modern kitchen/diner with double French doors onto the side garden and a 6 ring gas Rangemaster, integrated dishwasher and fridge/freezer. Utility room/W.C with space and plumbing for a washing machine and dryer.

To the first floor: Three double bedrooms, modern bathroom and a modern shower room.

To the second floor: Bedroom four and five.

UPVC double glazing and gas fired combination boiler.

To the outside there is driveway parking for approximately 5/6 vehicles and a detached garage. There is a large lawned garden to the front and side and a raised decked seating area with hot tub. The planning permission includes a separate entrance for the new build adjacent to the entrance for the drive at Bryn Teg.

- * SUBSTANTIAL FIVE BEDROOM SEMI DETACHED HOME
- * PLANNING PERMISSION OBTAINED FOR A TWO BEDROOM DETACHED HOME ON THE PLOT
- * ENJOYS THE MOST SUPERB VIEWS OVER THE MOUNTAINS, ESTUARY AND CONWY
- * DRIVEWAY PARKING AND GARAGE
- * RECENTLY REFURBISHED TO A HIGH STANDARD
- * FREEHOLD
- * NO CHAIN



5 Bedroom Semi Detached Home

Bryn Teg
West End
Glan Conwy
LL28 5SY

NO CHAIN

£695,000

Reference Number: FP7988
3/4/2024

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
web: www.fletcherpoole.com

Location

The property is located overlooking the estuary on the outskirts 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 local shop, 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, continue along this road and after passing the garage on the right, turn left onto Abbeyfield, first right onto West End where Bryn Teg can be found on the right.

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

Energy Efficiency Rating: D

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



Five Bedroom Semi Detached Home With Large Garden With Planning For A Two Bedroom Detached Home

5 Bedroom Semi Detached Home

Hallway

23' 7" x 6' 7.19m x 1.82m



Bedroom Three

11' 2" x 11' 6" 3.40m x 3.50m



Bryn Teg
West End
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LL28 5SY

NO CHAIN

£695,000

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Fletcher & Poole,
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Lounge

27' 2" x 17' max 8.28m x 5.18m

Kitchen/Diner

19' 8" x 11' 1" 6m x 3.38m

Utility Room & W.C

9' 9" x 7' 8" 2.97m x 2.33m



Bathroom

7' 9" x 7' 5" 2.36m x 2.26m



Valuation

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Viewing

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web: www.fletcherpoole.com

Landing

18' 1" x 6' 5.51m x 1.82m

Bedroom One

15' 3" x 12' 11" 4.65m x 3.94m



Landing

11' 6" x 6' 3.50m x 1.82m

Bedroom Four

19' 8" x 12' 3" 6m x 3.73m



Bedroom Two

12' 11" x 11' 4" 3.94m x 3.45m



Bedroom Five

13' 5" x 11' 5" 2.23m x 2.03m

