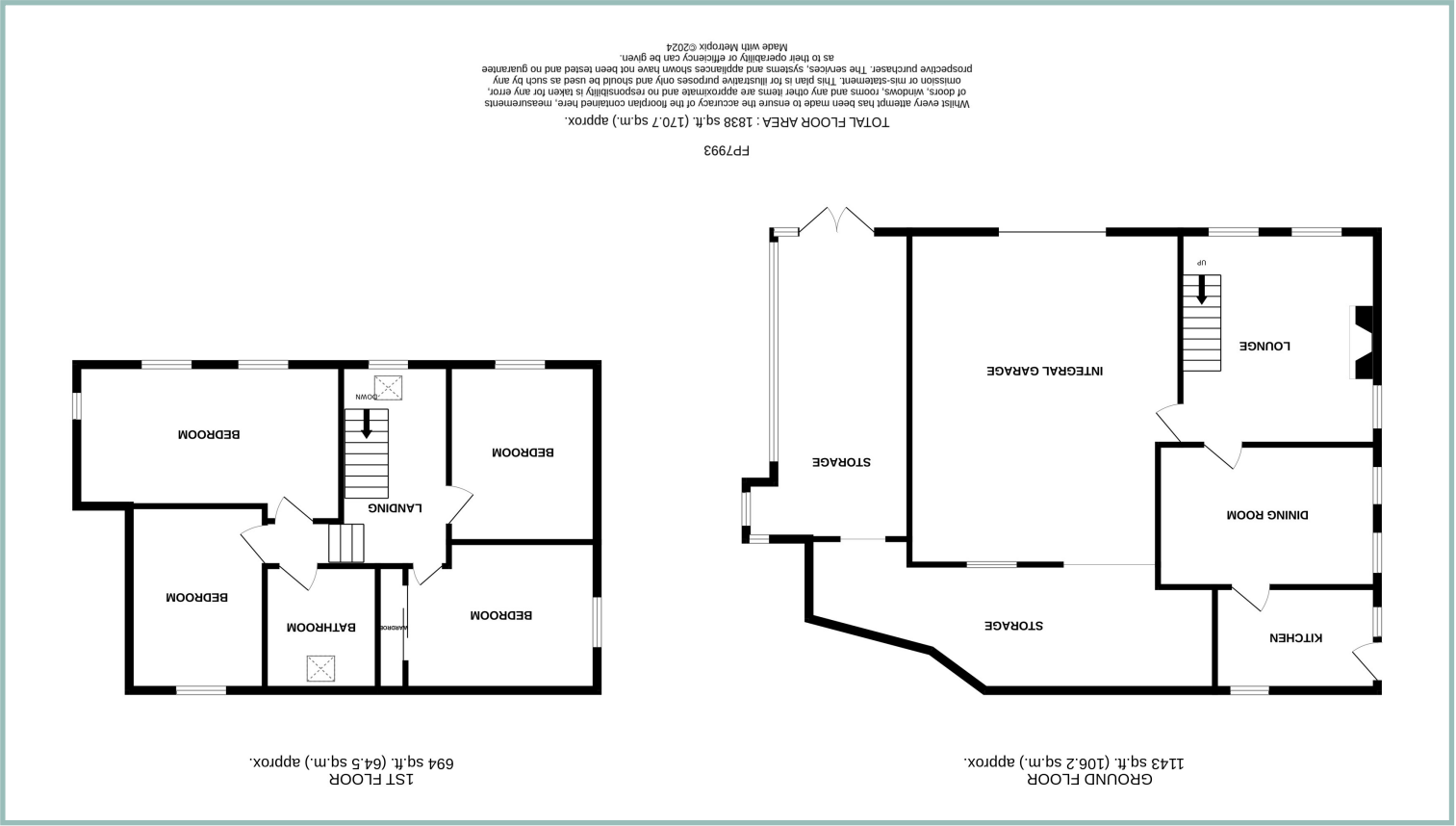


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole  
DIAMOND COLLECTION



www.fletcherpoole.com



- Includes Workshop  
- Includes Garage



# Four Bedroom Detached Cottage With Garage & Workshop

## Description

A unique detached four bedroom character cottage with large garage and additional storage rooms occupying a corner plot with stone outbuildings in the rear garden.

The property was formerly a petrol station and mechanics garage with the addition of attached owners accommodation. The property dates back to the 1820's and has been sympathetically refurbished by the current owners creating a home full of charm and character with further potential to develop the outbuildings/garages.

The accommodation comprises: Side entrance door in the kitchen which has space for a gas cooker and low-level fridge and exposed beams, dining room with fireplace recess and exposed beams, double aspect lounge with exposed brick fireplace with slate hearth and slate windowsills.

To the first floor: Good sized landing with Apex ceiling, two bedrooms (one of which has built in wardrobes), a second smaller staircase leads to the upper landing with access into the double aspect master bedroom, bedroom three and modern four piece bathroom.

UPVC double glazing and Worcester gas fired combination boiler.

To the outside there is a timber gate providing access to the rear garden which is mainly laid to lawn, there is a decked seating area, outhouse with space and plumbing for a washing machine and dryer, log store and W.C.

- \* DETACHED FOUR BEDROOM CHARACTER COTTAGE
- \* LARGE ATTACHED GARAGE/WORKSHOPS
- \* OCCUPIES A CORNER PLOT
- \* ENJOYS COUNTRYSIDE VIEWS
- \* FURTHER DEVELOPMENT POTENTIAL
- \* GARDEN TO REAR WITH OUTBUILDING
- \* FREEHOLD



4 Bedroom Detached Cottage

Ty Refail Rhun  
Tyn Y Groes  
LL32 8TJ

**£425,000**

**REDUCED FROM £450,000**

Reference Number: FP7993  
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](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



## Location

Tyn-y-Groes is situated just off the A470 which passes through and gives access to the main A55 expressway facilitating travel throughout North Wales and links with major motorway routes. The nearest shopping areas would be in the historic town of Conwy approximately 3 miles, with Llandudno approximately 8 miles providing a selection of major stores, theatre's and other amenities and the market town of Llanrwst approximately 6 miles. Conwy also has the added facilities of a golf course and a Marina.

## Directions

From the Conwy office follow the one way system round and back to the Castle. Turn right at the mini roundabout, go through the archway and down the hill. Proceed through the village of Gyffin and continue on for Tyn-y-Groes. Ty Refail Rhun can be found on the left hand side at the cross road.

Council Tax Band: TBC (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		78 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		





# Four Bedroom Detached Cottage With Garage & Workshop

## Lounge

13' x 14' 1"     3.96m x 4.29m

## Dining Room

14' 5" x 9' 4"     4.39m x 2.84m



## Kitchen

10' 8" x 6' 10"     3.25m x 2.08m

## Landing

13' 3" x 6' 3"     4.04m x 1.90m

## Bedroom One

17' 7" x 10' 4"     5.36m x 3.15m



## Bedroom Two

12' 3" plus wardrobes x 9' 1"     3.73m x 2.77m



## Bedroom Three

13' 2" x 7' 6"     4.01m x 2.28m



## Bedroom Four

11' 8" x 10' 8" max     3.55m x 3.25m



## Bathroom

7' 5" x 7' 3"     2.26m x 2.21m



## Garage

21' 11" x 17' 9"     6.68m x 5.41m

## Workshop One

25' 8" max x 13' 5"     7.82m x 4.09m

## Workshop Two

20' 3" x 8' 11"     6.17m x 2.71m

## Outhouse

11' 4" x 10' 6"     3.45m x 3.20m

## Log Store

10' 5" x 4' 6"     3.17m x 1.37m

## 4 Bedroom Detached Cottage

Ty Refail Rhun  
Tyn Y Groes  
LL32 8TJ

**£425,000**  
**REDUCED FROM £450,000**  
Reference Number: FP7993  
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

