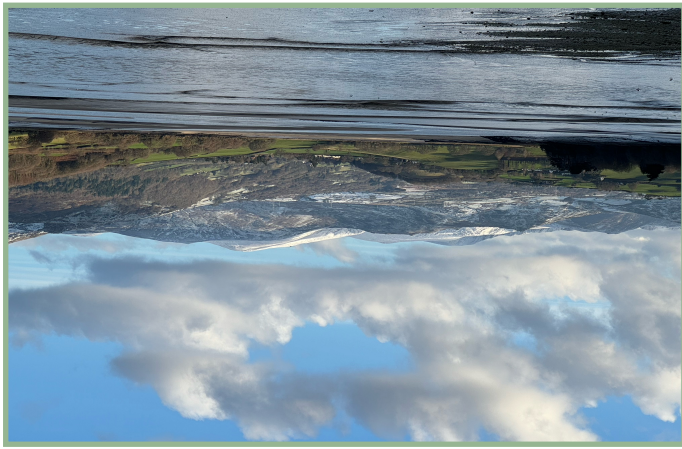


Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E	53 E	
55-68	D		
69-80	C		
81-91	B		83 B
92+	A		



FP7996

When every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, cornices and any other items are approximate and no responsibility is taken for any error. The floor to ceiling heights have been checked and are stated to the best of our knowledge. As to their quality or quantity, we can give no guarantee.

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GROUND FLOOR

1ST FLOOR

2ND FLOOR



BRYN MYFYR
 GLAN CONWY
 CONWY
 LL28 5SY

Five Bedroom Semi-Detached Home Enjoying Superb Far Reaching Views

Description

A substantial five bedroom, plus study, semi-detached home situated in a slightly elevated position on the outskirts of Glan Conwy, enjoying superb far reaching mountain, estuary and Gt. Orme views.

The accommodation comprises: Entrance hall, lounge/dining room. Door from the hallway leading to the first floor: Master bedroom, bedroom, study, kitchen and bathroom and a further two bedrooms to the second floor. Part double glazing and Worcester gas central heating. Parking for two vehicles, detached garage, front and rear gardens with the additional of a lawned garden/orchard over the road.

- ✓ BREAKFAST/MORNING ROOM, UTILITY ROOM/ KITCHEN & BATHROOM
- ✓ SUBSTANTIAL SEMI-DETACHED HOME
- ✓ VERSATILE ACCOMMODATION
- ✓ ENJOYS SUPERB FAR REACHING VIEWS
- ✓ VIEWING ESSENTIAL
- ✓ FREEHOLD

Entrance Porch

Single glazed window above the door, original tile flooring, two doors to both apartments.

Lounge/Bedroom

15' 2" x 13' 5" 4.62m x 4.09m



Dining Room/Bedroom

16' 11" x 11' 5" 5.15m x 3.48m



Breakfast Room/Lounge

11' max x 11' 2" 3.35m x 3.40m

Utility Room

11' 5" x 8' 7" 3.48m x 2.61m



Bathroom

9' 10" x 7' 8" 3.00m x 2.33m

Lounge/Bedroom

15' 2" x 13' 1" 4.62m x 3.99m

Bedroom Two

13' x 11' 7" 3.96m x 3.53m

Study

8' 6" x 5' 11" 2.59m x 1.80m

Kitchen

11' 6" x 11' 3" 3.50m x 3.43m



Bathroom

8' 6" x 7' 6" 2.59m x 2.28m

Bedroom Three

18' 9" x 12' 7" 5.72m x 3.83m

Bedroom Four

13' 6" x 10' 4" 4.11m x 3.15m

Outside

To the front of the property there is a foot-gate with slate steps up to the front door, the garden is mainly laid to lawn with well planted borders and seating area from which to enjoy the superb views. A pathway to the side of the property leads to the low maintenance courtyard garden with two brick built outhouses. Driveway parking for two vehicles. There is an additional slate shingles area with outside tap. Across the road there is a garden/mini orchard with timber gate and a variety of fruit trees. Fence and hedge boundaries.

Garage

15' 7" x 10' 4" 4.75m x 3.15m

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 local shop, pubs, takeaway and Post Office.

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 property can be seen elevated on the left above the high wall. For vehicle access take the left signposted Abbeyfield, bear right, continue for a short distance where the garage and rear of the property can be found on the right.

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

Energy Efficiency Rating: E

5 Bedroom Semi-Detached House

BRYN MYFYR
GLAN CONWY
CONWY
LL28 5SY

£260,000

Reference Number: FP7996
8/4/2024

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
fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

