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.
Detached Three Bedroom Stone Barn Conversion 
Enjoying Beautiful Countryside Views

Description
A well presented three bedroom detached stone built barn conversion enjoying beautiful uninterrupted countryside views.

Situated within a ten minute drive into the historic walled town of Conwy, ‘The Old Barn’ is ideally located for country walks, yet easy access to the A55 and town.

The light and spacious accommodation comprises: Entrance porch, hallway, lounge opening into a superb sunroom with vaulted ceiling and large picture windows, good size kitchen/dining room, two ground floor bedrooms, bathroom and a first floor bedroom with door leading onto external stairs into the garden. There is gas central heating and upvc double glazing. ‘The Old Barn’ is surrounded by gardens offering a variety of seating areas and a lawned garden. Driveway parking can be accessed via a shared driveway (contact Agent for details).

Accommodation

Entrance Porch
Upvc double glazed door giving access into;

Entrance Hallway
Exposed beams, upvc double glazed window to front aspect, central heating radiator.

Lounge
18’ 8” x 11’ 6.99m x 3.35m Upvc double glazed window to rear aspect with lovely countryside views, fireplace with electric fire (gas point available), central heating radiator, exposed beams to ceiling, step leading down to:

Sunroom
14’ 7” x 12’ 4.44m x 3.66m Apex ceiling, upvc double glazed patio doors giving access onto the flagged patio, upvc double glazed floor to ceiling picture window to rear aspect enjoying lovely countryside and mountain views, two further upvc double glazed windows overlooking the garden, central heating radiator.

Bathroom
7’ 6” x 6’ 9” 2.28m x 2.06m Upvc frosted double glazed window to front aspect, piece suite comprising panelled bath with mains shower, low flush w.c, wash/hand basin, extractor fan, central heating radiator, tiled walls.

Bedroom Three
11’ x 7’ 5” 3.35m x 2.26m Upvc double glazed window to rear aspect with lovely countryside views, exposed beams to ceiling, central heating radiator.

Bedroom Two
11’ x 10’ 8” 3.35m x 3.25m Upvc double glazed window to rear aspect with lovely countryside views, exposed beams to ceiling, loft access, central heating radiator.

Kitchen/Diner
21’ 11” x 15’ 9” 6.68m x 4.80m Upvc double glazed door to front aspect, triple aspect upvc double glazed windows to front and side aspect overlooking the garden and the countryside and mountain views, range of modern wall and base units with roll top work surface over, 1 1/2 bowl stainless steel sink and drainer with hot and cold mixer tap and tiled splash-back, space for range cooker with stainless steel extractor and hood over, integrated fridge and freezer, space and plumbing for washing machine and dryer and any additional fridge or freezer, built in storage cupboard, wall mounted gas boiler.

Staircase leads to First Floor Accommodation Landing:

Bedroom One
12’ 5” x 15’ 9” 3.78m x 4.70m Two double glazed hardwood Velux windows, one to front and one to rear aspect, upvc double glazed door opening onto an external staircase which leads to the garden, exposed beams to ceiling, central heating radiator.

Outside
There is a shared driveway with ample off road parking, a lawned front garden with established planted shrubs and trees, flagged patio seating area, lawned garden area with rear patio seating.

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. Turn left opposite the Red Lion Pub, where The Old Barn can be found on the right.

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

Energy Efficiency Rating: D

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

CONWY
TYN Y GROES
THE OLD BARN
Detached Stone Barn Conversion
3 Bedroom
REDUCED FROM £310,000
£290,000
Reference Number: FP5495

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