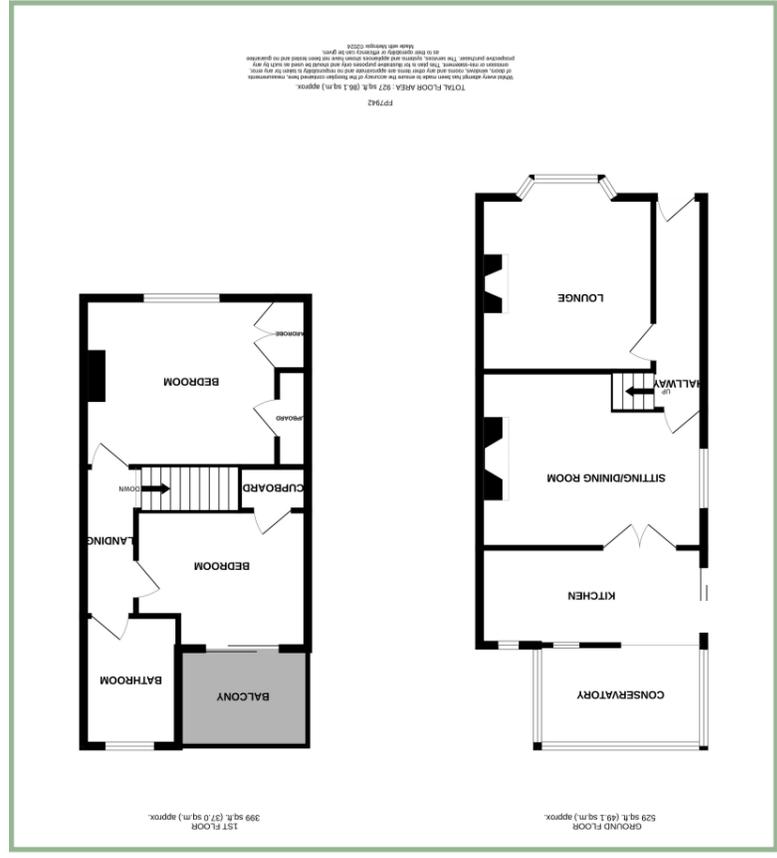


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F	26 F	
1-20	G		



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.



# Two Bedroom Semi Detached Home Enjoying Views Over The Great Orme & Countryside

## Description

Glasmor is situated in the picturesque and sought after village of Bryn Pydew and enjoys superb far reaching views over Llandudno, The Great Orme and the countryside, it is easily accessible for Llandudno town and the A55.

The light and well planned accommodation comprises: Entrance hallway, lounge with electric fire, dining room/snug with multi fuel burner and double doors through to the kitchen which has a range of cottage style wall and base units, electric oven and hob and space and plumbing for a washing machine, double patio doors onto the side garden and archway through to the conservatory.

To the first floor: Landing, master bedroom with three built in wardrobes/cupboards, bedroom two with built in cupboard and sliding doors onto the balcony from where you can sit and enjoy the stunning views and four piece bathroom.

To the outside there is a blocked paved driveway with steps leading up to the front garden which is laid to stone chippings and established planting. There is a side pathway with a paved area and steps leading down to a lawned area which is divided onto two sections with an ornamental pond, patio area and wood and glazed summer house.

- ✓ TRADITIONAL STYLE TWO BEDROOM SEMI DETACHED HOME
- ✓ ENJOYS SUPERB FAR REACHING VIEWS
- ✓ GOOD SIZE REAR GARDEN WITH SUMMER HOUSE
- ✓ LIGHT AND WELL PLANNED ACCOMMODATION
- ✓ ENJOYS A BALCONY OFF THE REAR BEDROOM
- ✓ PARKING SPACE AT THE FRONT
- ✓ FREEHOLD
- ✓ NO CHAIN

## Hallway

14' 5" x 3' 5" 4.39m x 1.04m

## Lounge

12' 11" max x 11' 9" 3.94m x 3.58m



## Dining/Sitting Room

14' 9" x 11' 11" max 4.49m x 3.63m



## Kitchen

15' 7" x 6' 7" 4.75m x 2m



11' 2" x 6' 10" 3.40m x 2.08m



## Landing

10' 7" x 3' 4" 3.22m x 1.01m

## Bedroom One

13' 2" x 11' 6" 4.01m x 3.50m



## Bedroom Two

11' 10" x 9' 3" 3.60m x 3.28m



## Bathroom

8' 8" x 6' 1" 2.64m x 1.85m

## Location

The property is situated in the picturesque village of Bryn Pydew in a semi rural location. It is within easy access to the coastal resorts of Llandudno and Colwyn Bay. The property location allows easy access to the A55 dual carriageway for commuting to Bangor and Chester.

## Directions

From our Conwy office proceed over the bridge and onto the A55 expressway, turn off signposted Llandudno and take the 2nd right onto the A470. Continue up the hill and turn right at the mini roundabout on Narrow Lane turn 1st right onto Esgryn Road, continue for a short distance bearing right onto Pydew Road and follow to the end. At the "T" junction turn right onto Bryn Pydew Road (signposted Glanwydden) continue along this road and "Glasmor" can be found on the left shortly after the entrance to "Baron Hill Holiday Cottages"

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

## 2 Bedroom Semi Detached House

Glasmor  
Bryn Pydew Road  
Bryn Pydew  
LL31 9QA

NO CHAIN

**£204,995**

Reduced From £229,995

Reference Number: FP7942  
9/2/2024

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

