





# Two Bedroom Purpose Built Apartment Enjoying Superb Views

## Description

Stunning uninterrupted views over the estuary and the Carneddau mountains can be enjoyed from this two bedroom purpose built ground floor apartment. Situated in a small development built in 1998 and ideally located for access to the beautiful Conwy Valley, Bodnant Gardens, the historic walled town of Conwy and the A55. The accommodation comprises: Shared communal entrance porch to apartment 3 & 4. Personal door to number 3, entrance hallway with two storage cupboards, master bedroom with walk in wardrobe and ensuite shower room, a second double bedroom and bathroom. Kitchen with double oven, integrated fridge/freezer and dishwasher and space and plumbing for a washing machine. Open plan lounge/ diner with double doors onto the rear garden. UPVC double glazing and Ideal LPG gas fired combination boiler (approximately 5 years old located in the small loft area above the master bedroom). To the outside there is one allocated parking space and one visitor space, a garage with electric door, power and light. The rear garden has a flagged patio seating area and pathways meander through leading you to the end of the garden where you can sit and drink in the view!

- ✓ TWO BEDROOM PURPOSE BUILT GROUND FLOOR APARTMENT
- ✓ ENJOYS SUPERB VIEWS OVER THE ESTUARY AND THE MOUNTAINS
- ✓ LOVELY SUNNY REAR GARDEN
- ✓ GARAGE AND TWO PARKING SPACES
- ✓ LEASEHOLD
- ✓ NO CHAIN

## Hall

13' 4" Max x 3' 5" Max    4.06m x 1.04m

## Lounge / Diner

20' 9" x 12' 6"    6.33m x 3.81m



## Kitchen

11' x 9' 8"    3.35m x 2.94m



## Bedroom One

16' 10" Max x 9' 7"    5.13m Max x 2.92m



## Ensuite

5' 5" x 4' 8"    1.65m x 1.42m

## Bedroom Two

11' 6" x 8' 8"    3.50m x 2.64m

## Bathroom

6' 8" x 5' 7"    2.03m x 1.70m

## Garage

18' 09" x 9' 9"    5.72m x 2.97m



Please note – The apartment is leasehold on a 999 year lease from 1998. The maintenance bills are divided by a third. Septic tank for the eleven properties in the whole development is emptied every 9 months and the cost split. LPG tank is used by the three apartments and each has their own individual meter. £6 a month towards communal electricity.

## Location

The property is located in a popular area on the outskirts of Glan Conwy which is located on the banks of the River Conwy. It is approximately 3 miles from the walled medieval town of Conwy and the A55 Expressway for easy access to Chester and the motorways beyond.

## 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, carry on through the village, pass the Tal y Cafn Public House on the right and take the immediate right. Proceed over the railway line and bridge and turn left into Cei'r Porthmon where number 3 can be found on the left.

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

## Two Bedroom Apartment

3 Cei'r Porthmon  
Tal-Y-Cafn  
Conwy  
LL28 5RX

Offers In The Region Of  
**£269,000**  
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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)  
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