

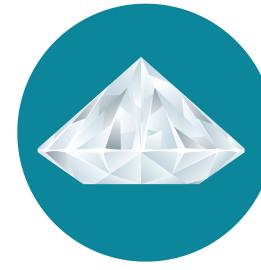
Please contact us before viewing the property. If there is any point of particular importance to you are contemplating travelling some distance to view the property, we will also confirm that the property remains available. This is particularly important if you are considering travelling some distance to view the property.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisor.

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.

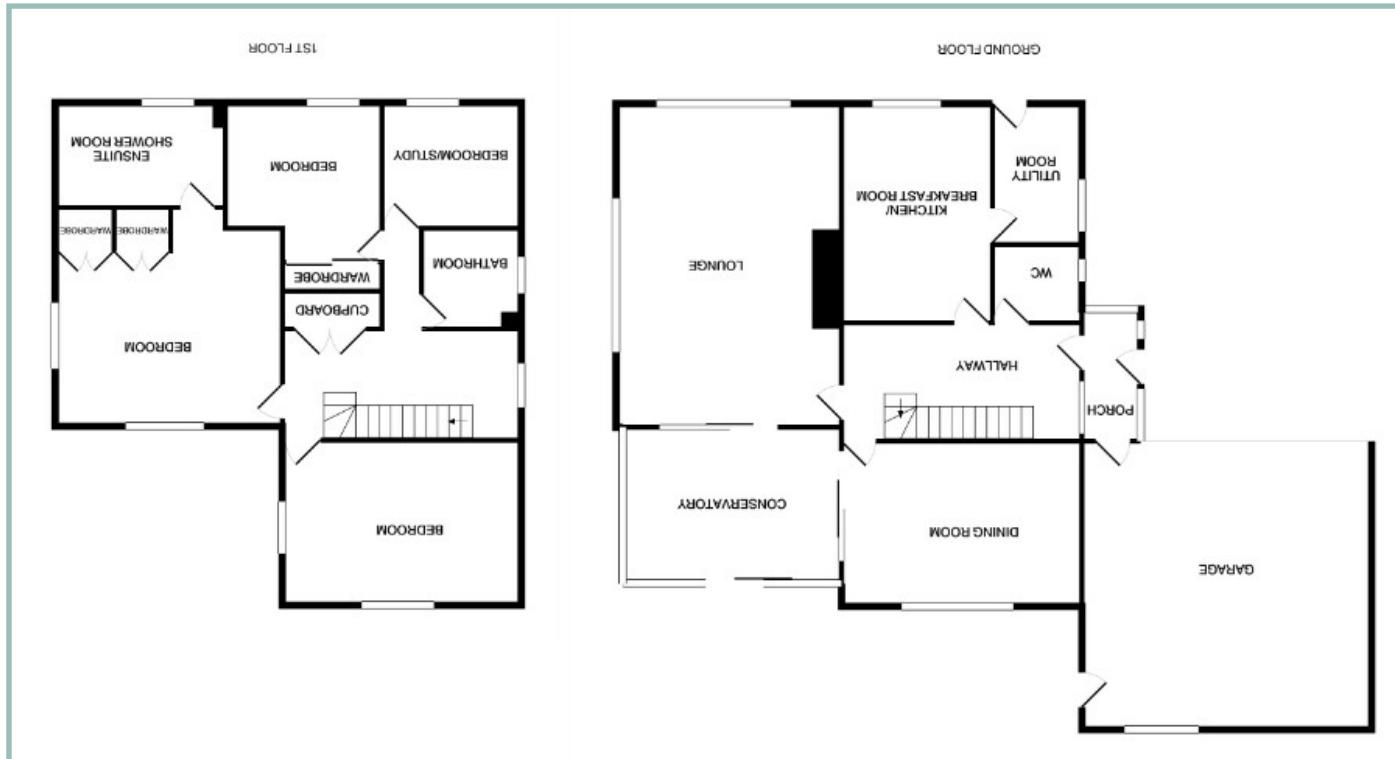
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any warranty in relation to the property and we have no authority to do so on behalf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

[www.fletcherpooole.com](http://www.fletcherpooole.com)



## DIAMOND COLLECTION

# Fletcherg Pool



# Detached Four Bedroom Home Enjoying Superb Far Reaching Views

## Description

A superb detached four bedroom home enjoying stunning far reaching views over the mountains, estuary, countryside, Conwy Castle, The Vardre and the Gt. Orme.

Built by the renown and highly regarded builder Gorst in the 1980's for a Chartered Surveyor who helped design and oversaw the build, ensuring a high quality finish and attention to detail.

The property has been individually designed to sit well in its corner plot, with the principle rooms overlooking the views.

The light and well planned accommodation comprises: Entrance porch, hallway, cloakroom, triple aspect lounge with doors into the conservatory, dining room again opening into the conservatory, kitchen, utility room. To the first floor: Good size landing with access to the loft which has a drop down ladder, double aspect master bedroom with en-suite shower room, three further bedrooms and family bathroom. Part upvc double glazing and part timber double glazing. Gas fired Vaillant central heating system.

Outside is a good size driveway with parking and leads to a double garage with electric door, power, light and sink. Under-house storage with power and light. Beautifully maintained gardens to front, side and rear with a greenhouse with an established grape vine and peach tree. Large fruit cage with red and blackcurrant, raspberry and gooseberry bushes, rhubarb and apple trees. Paved seating area, lawned areas and a flagged seating area with pergola and established clematis.

- \* ENJOYS STUNNING FAR REACHING VIEWS
- \* INDIVIDUALLY DESIGNED & BUILT TO A HIGH STANDARD
- \* LIGHT, WELL PLANNED ACCOMMODATION
- \* OCCUPIES A CORNER PLOT WITH LOVELY GARDENS
- \* NO CHAIN

## Porch

8' 4" x 2' 10" 2.54m x 0.86m

## Hallway

15' 1" x 7' 5" 4.60m x 2.26m



## Cloakroom

5' x 4' 7" 1.52m x 1.40m



4 Bedroom Detached House

14 DALAR LAS  
GLAN CONWY  
CONWY  
LL28 5LJ

NO CHAIN  
Offers in region of  
**£495,000**

Reference Number: FP7250

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

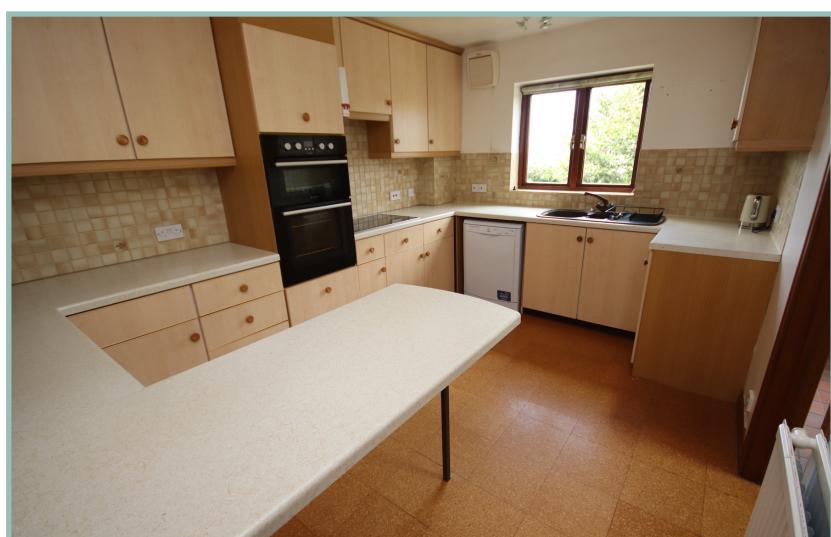
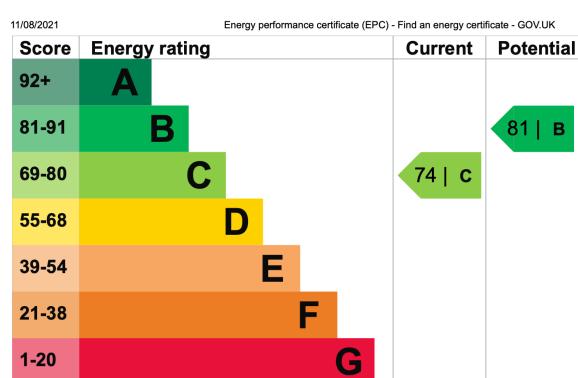
The property is located on the outskirts of Glan Conwy which is located on the banks of the River Conwy. It is approximately 2 miles from the walled medieval town of Conwy and the A55 Expressway for easy access to Chester and the motorways beyond. Close to primary school, pubs and takeaway.

## 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, turn left into Church Street, follow the road up right onto Parc Derwen and right onto Dalar Las, turn right where number 14 can be found on the left.

Council Tax Band: G (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: C



# Detached Four Bedroom Home Enjoying Superb Far Reaching Views

## Kitchen

13' 5" x 9' 7" 4.09m x 2.92m



## Utility Room

8' 5" x 5' 2.56m x 1.52m

## Lounge

19' 10" x 14' 11" 6.05m x 4.54m



## Conservatory

14' 3" x 10' 4.34m x 3.05m



## Dining Room

15' 6" x 10' 9" 4.72m x 3.27m



## Landing

15' x 13' 9" max 4.57m x 4.19m

## Master Bedroom

13' 10" x 14' 11" 4.21m x 4.54m



## En-suite Shower Room

10' 8" x 5' 8" 3.25m x 1.72m

## Bedroom Two

15' x 10' 10" 4.57m x 3.30m



## Bedroom Three

10' 6" x 9' 10" 3.20m x 3.00m



## Bedroom Four

9' x 7' 3" 2.74m x 2.21m



## Bathroom

5' 7" x 6' 5" 1.70m x 1.95m

## Garage

19' x 18' 5.79m x 5.49m Electric up and over door.

**4 Bedroom  
Detached House**

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