



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.



www.fletcherpoole.com



Immaculately Presented Five Bedroom Detached Home Occupying An Impressive Plot

Description

Pentre Bach is an exceptionally presented property with vast sprawling grounds occupying an impressive plot.

The vast accommodation of this property briefly comprises, entrance porch, dining room, snug, large kitchen diner, dining room, lounge, orangery, utility room, five double bedrooms, master bedroom with en-suite and family bathroom.

The property benefits from central heating and hot water via air pump, septic tank drainage, large hardstanding for off-road parking and garage.

Situated in semi-rural setting above the village of Glan Conwy, Pentre Bach enjoys the peace and tranquillity of rural living while further offering close proximity by car to all local amenities, transport links and shops.

Viewing is essential and highly recommended by the agent.

The property occupies a vast plot with off road parking providing access to garage to front. To rear a large lawn, rockery, a selection of various seating areas and patios enjoying a southerly aspect.

From the garden which can be accessed externally via side gates or also from the kitchen and orangery, a allows access to the woodland area with a wide selection of mostly native tree species.



- * AN IMMACULATELY PRESENTED DETACHED FAMILY HOME
- * FIVE DOUBLE BEDROOMS
- * SYMPATHETICALLY UPGRADED AND MODERNISED
- * EXPASIVE GROUNDS TO REAR
- * AMPLE OFF-ROAD PARKING FOR MULTIPLE VEHICLES
- * FREEHOLD TENURE
- * NO ONWARD CHAIN
- * VEWING HIGHLY RECOMMENDED BY THE AGENT



5 Bedroom Detached Home

Pentre Bach
Ty Du Road
Glan Conwy
LL28 5NW

£795,000

REDUCED FROM £875,000

Reference Number: FP8284
13/3/2025

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
web: www.fletcherpoole.com

Location

Pentre Du enjoys magnificent countryside views and is located in the picturesque Conwy Valley. The local services include the public house, shop, church and village school, and there is a regular bus service from the village.

Directions

From our Conwy Office proceed around the one-way system and back over the bridge in the direction of Llandudno Junction. Take the third exit off the roundabout and take the slip road towards Chester. Take the next exit off signposted Betws-y-coed and Glan Conwy. Proceed through Glan Conwy, turn left after the village onto top llan road, then after a short distance turn right onto Ty Du road and proceed for approximately one and a half miles and the property can be viewed on your left before joining the road of Bryn Rhys.

Council Tax Band: F (provided on www.voa.gov.uk)
Tenure: Freehold
Energy Efficiency Rating: D

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Immaculately Presented Five Bedroom Detached Home Occupying An Impressive Plot

Dining Room

16' 1" x 14' 7" 4.90m x 4.44m



Snug

14' 4" x 11' 6" max 4.37m x 3.50m



Kitchen/Diner

29' 1" x 9' 8.86m x 2.74m



Lounge

21' 1" x 14' 4" 6.03m x 4.37m

Orangery

14' 4" x 14' 11" 4.37m x 4.54m

Utility Room with W.C

14' 8" x 5' 7" 4.47m x 1.70m

Master Bedroom With Ensuite

31' x 14' 7" 9.44m x 4.44m



Bedroom Two

13' 3" x 9' 4" 4.04m x 2.84m



Bedroom Three

11' 1" x 10' 2" 3.38m x 3.10m



Bedroom Four

11' 8" x 10' 3" 3.55m x 3.12m



Bedroom Five

10' 2" x 10' 1" 3.10m x 3.07m

Shower Room

8' 9" x 5' 2.66m x 1.52m

Family Bathroom

7' 6" x 6' 5" 2.88m x 1.95m

5 Bedroom Detached Home

Pentre Bach
Ty Du Road
Glan Conwy
LL28 5NW

£795,000

REDUCED FROM £875,000
Reference Number: FP8284
13/3/2025

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
web: www.fletcherpoole.com

