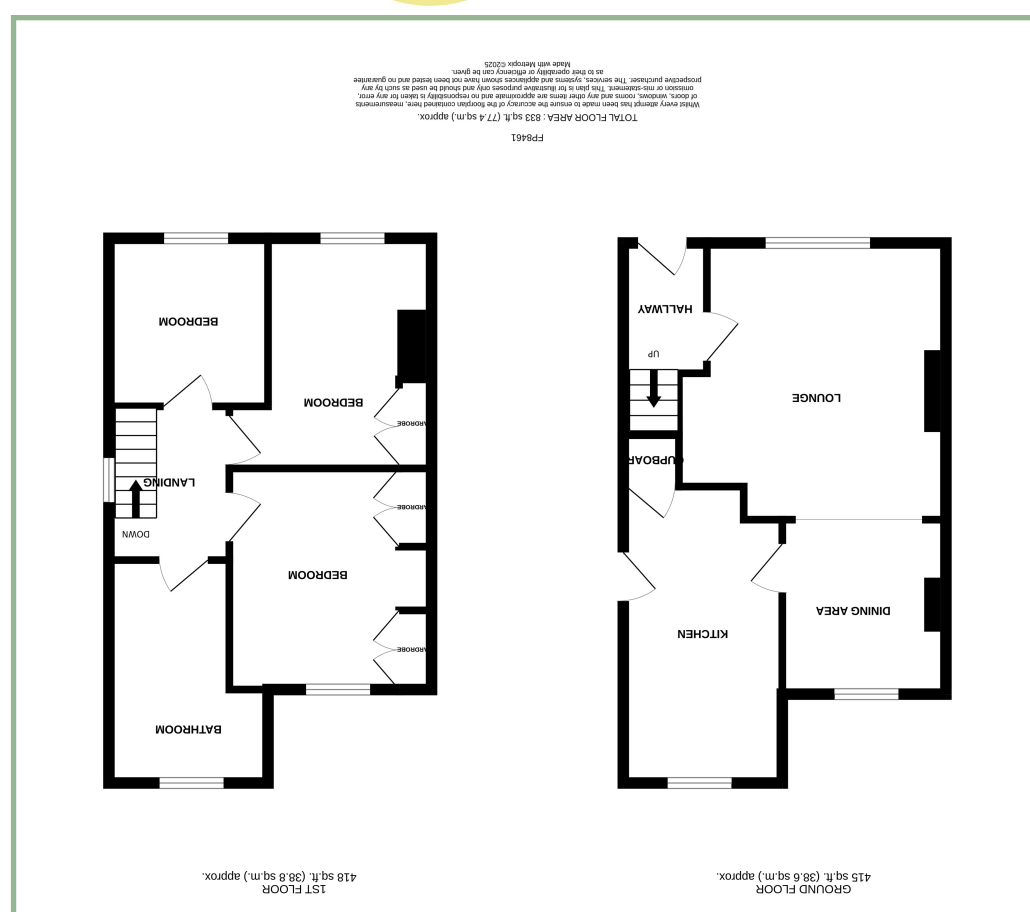


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Fletcher & Poole



Three Bedroom Extended Semi Detached Home

Description

A light and well planned three bedroom semi detached home which benefits from a two storey extension to the rear and lovely mountain views to the front aspect and views over the open fields to the rear aspect.

The accommodation comprises: Entrance hall, open plan lounge/ diner, modern kitchen with electric oven and hob and space and plumbing for a washing machine and fridge/freezer and cupboard housing the Valiant central heating boiler.

To the first floor: Landing, three bedrooms and four piece bathroom. UPVC double glazing and gas fired central heating.

To the outside there is driveway parking, a timber gate provides access to the rear garden which has a paved seating area and an outhouse with double doors, power and light, a couple of steps lead to a lawned area with timber shed, several more steps lead up to an additional garden area laid with flagstones and bark chippings.

- ✓ THREE BEDROOM EXTENDED SEMI DETACHED HOME
- ✓ ENJOYS VIEWS FROM BOTH THE FRONT & REAR ASPECT
- ✓ SITUATED ON THE EDGE OF THE VILLAGE
- ✓ GOOD SIZE REAR GARDEN AND DRIVEWAY PARKING
- ✓ LIGHT AND MODERN DÉCOR THROUGHOUT
- ✓ MODERN KITCHEN AND BATHROOM
- ✓ APPROVED BUILDING REGS FOR SINGLE STOREY EXTENSION
- ✓ FREEHOLD

Hallway

6' 7" x 4' 4" 2m x 1.32m

Lounge/Diner

22' 2" x 13' 8" 6.76m x 4.16m



Kitchen

16' 6" max x 8' 3" 5.03m x 2.51m



Landing

7' 9" x 5' 6" 2.36m x 1.67m

Bedroom One

11' max x 11' 11" 3.35m x 3.63m



Bedroom Two

9' 11" x 9' 10" 3.02m x 3m plus wardrobes



Bedroom Three

8' 1" x 8' 8" 2.46m x 2.64m

Bathroom

11' 6" x 8' 4" max 3.50m x 2.54m



Location

The property is located on the outskirts of Glan Conwy, overlooking the Conwy Estuary and Carneddau mountain range. It is approximately 2 miles from the walled medieval town of Conwy and 5 minutes to the A55 Expressway for easy access to Chester and the motorways beyond. Close 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, proceed up the hill following the lane up into Bryn Rhys where number 16 can be found on the left.

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

3 Bedroom Semi-Detached House

16 Bryn Rhys
Glan Conwy
LL28 5NU

£240,000

Referece Number: FP8461
2/9/2025

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
fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

