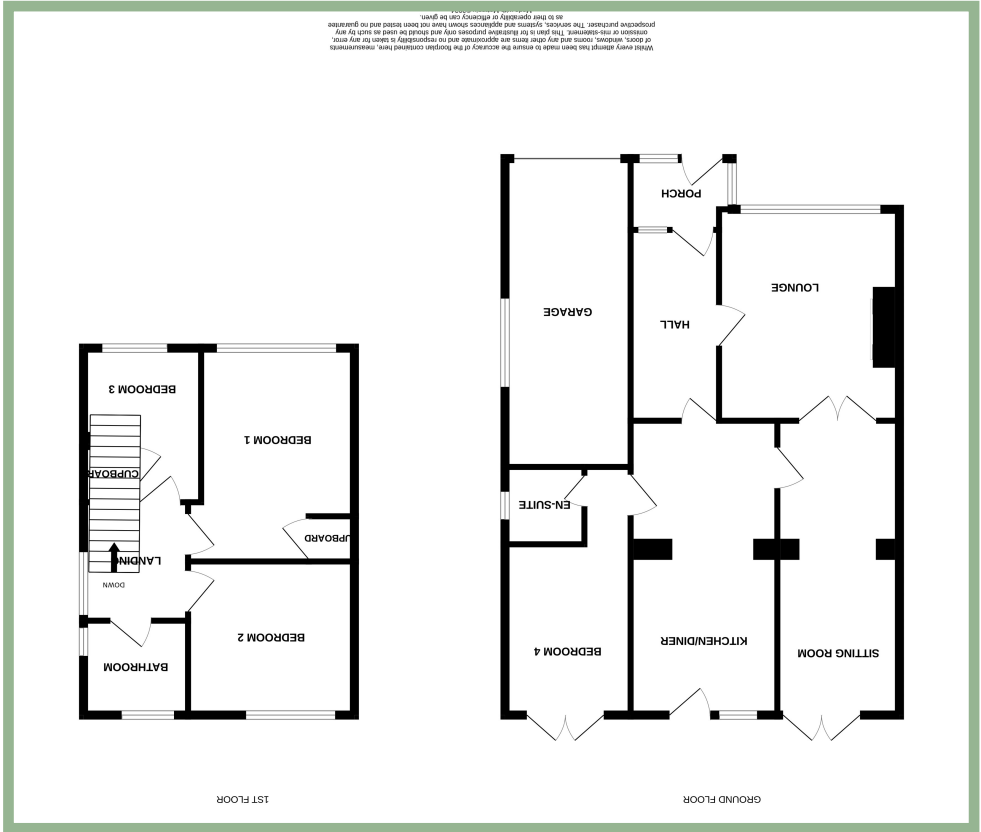


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Score	Energy rating	Current	Potential
92+	A	70 C	83 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Spacious Four Bedroom Detached Home

Enjoying Views Of The Estuary

Description

A spacious and extended four bedroom detached home situated in the lovely village of Glan Conwy. The property enjoys superb views of the mountains and estuary and is ideally situated for access to the local amenities, train station and the A55.

The accommodation comprises: entrance porch, hallway with understairs storage cupboard, lounge, kitchen/diner with gas hob, space and plumbing for a slimline dishwasher, washing machine and tumble dryer. Off the kitchen there is a sitting room with French doors onto the garden and a downstairs bedroom with doors opening onto the garden and an ensuite shower room.

To the first floor: landing, two double bedrooms, one with a cupboard housing the boiler, a single bedroom with a storage cupboard and a three piece bathroom.

UPVC double glazing and gas fired central heating with a Worcester combination boiler.

To the front there is driveway parking and a single garage with electric door. To the rear there is a garden with laid to stone chippings and side gated access.

- ✓ FOUR BEDROOM DETACHED HOME
- ✓ ENJOYS LOVELY VIEWS OF THE MOUNTAINS AND THE ESTUARY
- ✓ EASY ACCESS TO THE LOCAL AMENITIES, TRAIN STATION AND A55
- ✓ DRIVEWAY PARKING AND GARAGE
- ✓ FREEHOLD

Porch

6' 10" Max x 4' 10" 2.08m Max x 1.47m

Hall

12' 7" x 6' 3.83m x 1.82m

Lounge

14' 5" x 11' 9" 4.39m x 3.58m



Kitchen / Diner

19' 10" x 9' 10" 6.05m x 3.00m



Sitting Room

19' 11" x 8' 6.07m x 2.43m

Landing

6' 10" x 7' 5" 2.08m x 2.26m

Bedroom One

12' 11" x 10' 1" 3.94m x 3.07m

Bedroom Two

10' 11" x 9' 10" 3.32m x 3.00m

Bedroom Three

9' 10" x 7' 11" 3.00m x 2.41m

Bathroom

7' 7" x 5' 7" 2.31m x 1.70m



Bedroom Four

16' 6" x 8' 2" 5.03m x 2.49m

Ensuite

5' 1" x 5' 1" 1.55m x 1.55m

Garage

20' x 9' 1" 6.10m x 2.77m



Location

The property is located in a popular residential area overlooking the centre 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 local shop, 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, right onto Top Llan Road, right onto Tal Y Fan.

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

Four Bedroom Detached House

18 Tal Y Fan,
Glan Conwy,
Conwy
LL28 5NG

£299,950
REDUCED FROM £315,000

Reference Number: FP8066
27/06/2024

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
web: www.fletcherpoole.com

