

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 viewing 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 advisers.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given to their condition.

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.

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements of fact and they do not constitute any part of an offer or contract. The seller

www.fletcherpooles.com
FLETCHER POOLE
DIAMOND COLLECTION



A MOST DELIGHTFUL, SPACIOUS AND WELL-PLANNED DETACHED COUNTRY STYLE HOME IN TRANQUIL RURAL SETTING WITH GROUNDS STRETCHING TO APPROX. 3 ACRES SITUATED IN A SOUGHT AFTER LOCATION AND OFFERED FOR SALE WITH NO CHAIN! VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PLOT AND LOCATION

Description

Welcome to Cefn Cottage a beautiful four/five-bedroom country style cottage set within approximately 3 acres of land and with stunning views to the front and rear, situated in a sought-after rural location but still being a short drive away from Conwy town centre. Offered for sale with NO CHAIN viewing is essential to appreciate the property and its location.

The accommodation in brief comprises, entrance porch with large wooden door, tiled flooring, opening to the reception hallway, which has a staircase to the first floor, tiled flooring, under stairs storage cupboard, two separate what appear to be original doors leading to the living room, which has windows to two aspects, carpet flooring, radiator, feature inglenook style fireplace with original cupboards to either side. The sitting room/bedroom five has windows to two ends, tiled flooring, radiator, feature stone and inglenook style fireplace. The breakfast-kitchen has underfloor heating, tiled flooring, windows to both front and rear, fitted white wall and base units, with complimentary work tops, and tiled splash backs, fitted double oven with grill and six ring hob, extractor, exposed ceiling beam. The snug is a great additional room off the kitchen with wooden flooring, radiator and doors to the conservatory and bedroom 5. The conservatory has windows to all sides and roof, tiled flooring, and double doors out to the gardens. The study has a feature church style window, wooden flooring, and radiator. The laundry room has fitted work tops, wall and base units, stainless steel sink, drainer and mixer tap, tiled splash backs, space and plumbing for laundry and refrigeration appliances. The rear porch has tiled flooring, fitted storage cupboard and door to the rear garden area. There is a useful ground floor cloakroom fitted with a wash hand basin, and low-level WC which could easily be made into an ensuite for bedroom five.

The first floor has a split area landing with doors to all bedrooms and the main bathroom, carpeted flooring, window to the rear, staircase, and loft access. Bedroom one is a spacious dual aspect room with windows to the front and rear, fitted storage cupboards, carpeted flooring, radiator and door leading to a most spacious en-suite, which is fitted with a four piece suite comprising, roll top bath, shower enclosure, wash hand basin set within vanity unit, low flush WC, fitted storage cupboard plus eaves storage, wooden flooring, heated towel rail, and window to side. Bedroom two is a second spacious room with carpet floor, window to front and side, radiator and fitted storage. Bedrooms three and four are to the rear of the property, both have windows overlooking the rear, radiators, carpet floor, the sloped roof in each room means that the useable space are in the measurements provided but still make both rooms of a good size. These two bedrooms could also be easily converted into one room. The main bathroom is fitted with a three-piece suite comprising, panel bath with shower and screen, wash basin in vanity unit, low level WC, vinyl floor, tiling to splash back areas, heated towel rail, and window to the front.

Externally the property is flanked by gardens to all four sides, with an array of mature flower bed, plant, shrub, hedge and tree lined borders, a lovely tranquil stream at the bottom end of the garden including feature bridge, seating areas, external power points and storage areas, driveway providing off road parking for at least 4 vehicles! Fully double glazed, gas central heated, and many original features throughout the property!

- * DELIGHTFUL COUNTRY STYLE HOME
- * WELL PLANNED THROUGHOUT
- * VERSATILE ACCOMMODATION
- * 4 OR 5 BEDROOMS 4 OR 5 RECEPTION ROOMS
- * TWO BATHROOMS
- * MANY ORIGINAL FEATURES
- * SET WITHIN APPROX. 3 ACRES
- * NO CHAIN

4/5 Bedroom Detached Cottage

Cefn Cottage
Tyn-Y-Groes
Conwy
LL32 8TA

NO CHAIN
£695,000
REDUCED FROM £750,000

Reference Number: FP8391
11/6/2025

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

Tyn-y-Groes is situated just off the A470 which passes through and gives access to the main A55 expressway facilitating travel throughout North Wales and links with major motorway routes. The nearest shopping areas would be in the historic town of Conwy approximately 3 miles, with Llandudno approximately 8 miles providing a selection of major stores, theatre's and other amenities and the market town of Llanrwst approximately 6 miles. Conwy also has the added facilities of a golf course and a Marina.

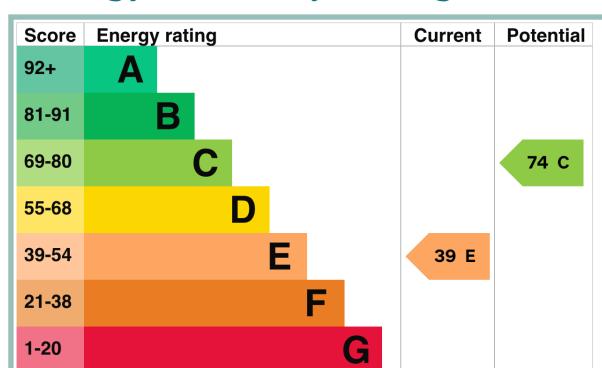
Directions

From the Conwy office follow the one way system round and back to the Castle. Turn right at the mini roundabout, go through the archway and down the hill. Proceed through the village of Gyffin and continue on for Tyn-y-Groes. Following the road past the Y Llew Coch taking the second right hand turn then the first right hand turn again, where the property can be found after a short distance on the right hand side.

Council Tax Band: G (provided on www.voa.gov.uk)

Tenure: Freehold

Energy Efficiency Rating: E



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Porch

5'4" x 5' 2" 1.62m x 1.57m

Reception Hall

14' 8" x 9' 4" 4.47m x 2.84m

Living Room

19' 5" x 15' 4" 5.92m x 4.67m

Sitting Room/Bedroom Five

20' 6" x 12' 4" 6.25m x 3.76m

Snug

12' 5" x 9' 1" 3.78m x 2.77m

Conservatory

12' 6" x 12' 6" 3.81m x 3.81m

Breakfast/Kitchen Room

19' 11" x 13' 6.07m x 3.96m

Study

12' 3" x 8' 3" 3.73m x 2.51m

Laundry Room

8' x 4' 9" 2.43m x 1.44m

Rear Porch

7' 2" x 5' 11" 2.18m x 1.80m

W.C

5' 2" x 3' 1.57m x 0.91m

Landing

12' 3" x 5' 4" 3.73m x 1.62m

Bedroom One

16' 2" x 12' 1" 4.93m x 3.68m

Ensuite

11' 9" x 11' 2" 3.58m x 3.40m

Bedroom Two

13' 6" x 12' 4.11m x 3.66m

Bedroom Three

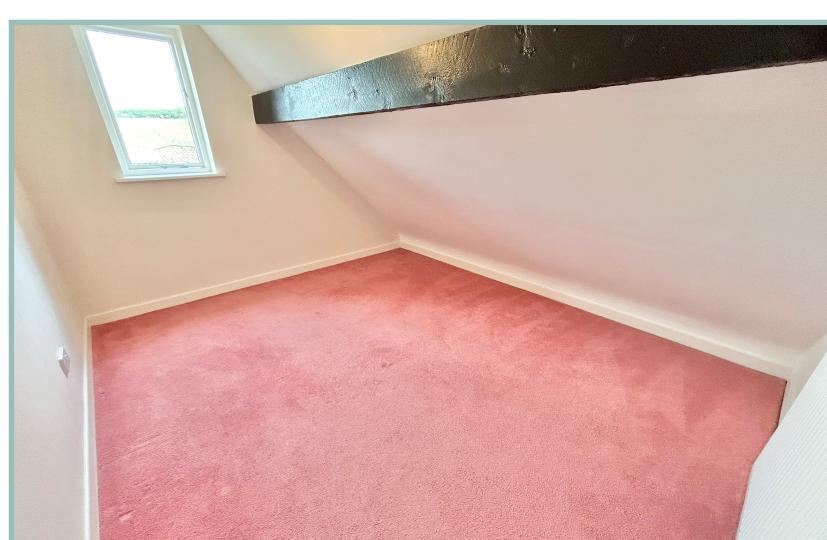
12' 6" x 5' 11" 3.81m x 1.80m

Bedroom Four

12' 5" x 5' 1" 3.78m x 1.55m

Bathroom

7' 10" x 6' 1" 2.39m x 1.85m



4/5 Bedroom Detached Cottage

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