

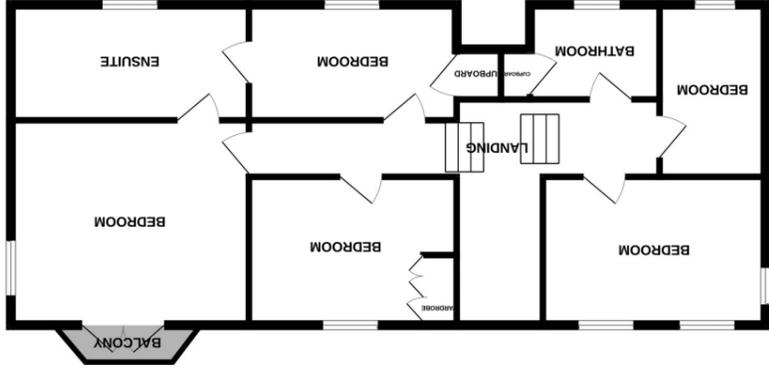
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[www.fletcherpoole.com](http://www.fletcherpoole.com)

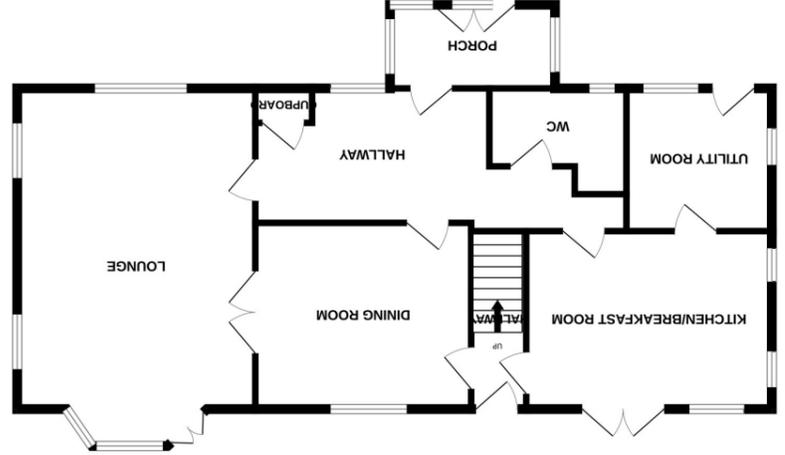
**Fletcher & Poole**  
DIAMOND COLLECTION



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR  
862 sq.ft. (80.1 sq.m.) approx.



GROUND FLOOR  
938 sq.ft. (87.2 sq.m.) approx.

TOTAL FLOOR AREA : 1800 sq.ft. (167.3 sq.m.) approx.



# Five Bedroom Detached Home Enjoying Stunning Views And A Large Garden

## Description

Tyddyn Yr Awel is situated in an elevated semi rural location above the village of Glan Conwy and enjoys the most superb far reaching views from almost every window over the countryside, Conwy, Llandudno, The Great Orme, The Vardre, The Carneddau mountains and on a clear day the Isle of Man, the Cambrian hills.

The original property dates back to 1935 and benefits from three extensions over the years creating a spacious home yet with a cosy cottage feel. It is the first time in over forty years that this much loved family home has come to market.

The property occupies lovely gardens and grounds with a large rear garden extending to approximately one acre.

The well planned accommodation comprises: Entrance porch, hallway with built in cupboard, W.C, triple aspect lounge with French doors onto the rear patio, fireplace and double doors open into the dining room which also has a decorative fireplace, kitchen/breakfast room with double electric oven, gas hob and double doors onto the rear patio. Utility room with space and plumbing for a washing machine, dryer and American style fridge/freezer, rear hall providing access to the rear garden and the stairs to the first floor accommodation.

Landing, master bedroom with double doors onto the balcony where you can take in the stunning views and access into the five piece ensuite Jack & Jill bathroom with enclosed jet shower cubicle. Four further bedrooms (one of which shares the ensuite bathroom) and a modern family bathroom.

UPVC double glazing and Worcester gas fired combination boiler which is run off the LPG gas tank, septic tank shared with the property next door.

To the outside there is a half circular driveway, landscaped front garden with Indian stone pathways and a large variety of established shrubs and plants, an area housing the gas tank with potential to create more parking.

The rear garden has an Indian stone patio from which to enjoy the views and a large lawned area with timber sheds, established trees and shrubs.

- \* DETACHED FIVE BEDROOM HOME FULL OF CHARACTER & CHARM
- \* ENJOYS THE MOST BREATHTAKING VIEWS
- \* SITUATED IN A RURAL LOCATION
- \* OCCUPIES A LARGE PLOT WITH AN ACRE OF GARDEN
- \* LIGHT AND WELL PLANNED ACCOMMODATION
- \* FREEHOLD



5 Bedroom Detached Home

Tyddyn Yr Awel  
Ffordd Prenol  
Tal Y Cafn  
LL28 5SH

Offers Over  
**£750,000**

Reference Number: FP7970  
8/3/2024

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  
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 5 miles from the walled medieval town of Conwy and 3 miles to the A55 Expressway for easy access to Chester and the motorways beyond.

## 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, continue along through the village on the A470 for nearly 2 miles and at the top of the hill take the left onto Ffordd Prenol, bear right at the fork in the road, continue up for approximately 0.4 miles where Tyddyn Yr Awel can be found on the left.

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

Energy Efficiency Rating: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



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Hallway

12' 5" x 7' 9" 3.78m x 2.36m

Lounge

22' 11" max x 14' 4" 6.99m max x 4.37m

Dining Room

12' 10" x 11' 11" 3.19m x 3.63m

Kitchen/Breakfast Room

14' 11" x 10' 9" 4.54m x 3.27m

Utility Room

8' 9" x 9' 1" 2.66m x 2.77m

Inner Hall

5' 9" x 6' 7" 1.75m x 2m

W.C

6' 7" x 4' 8" 2m x 1.42m

Landing

16' 4" x 2' 6" 4.98m x 0.76m

Bedroom One

14' 4" x 12' 5" 4.37m x 3.78m

Jack & Jill Ensuite

14' 4" x 6' 1" 4.37m x 1.85m

Bedroom Two

12' 5" x 8' 11" 3.78m x 2.71m

Bedroom Three

12' 3" x 8' 7" 3.73m x 2.61m

Bedroom Four

11' 9" x 6' 2" 3.58m x 1.87m

Bedroom Five/Study

With Access To Jack & Jill Ensuite

12' 11" x 7' 10" 3.94m x 2.39m

Bathroom

7' 9" x 5' 5" 2.36m x 1.65m

