

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 travelling some distance to view the property.

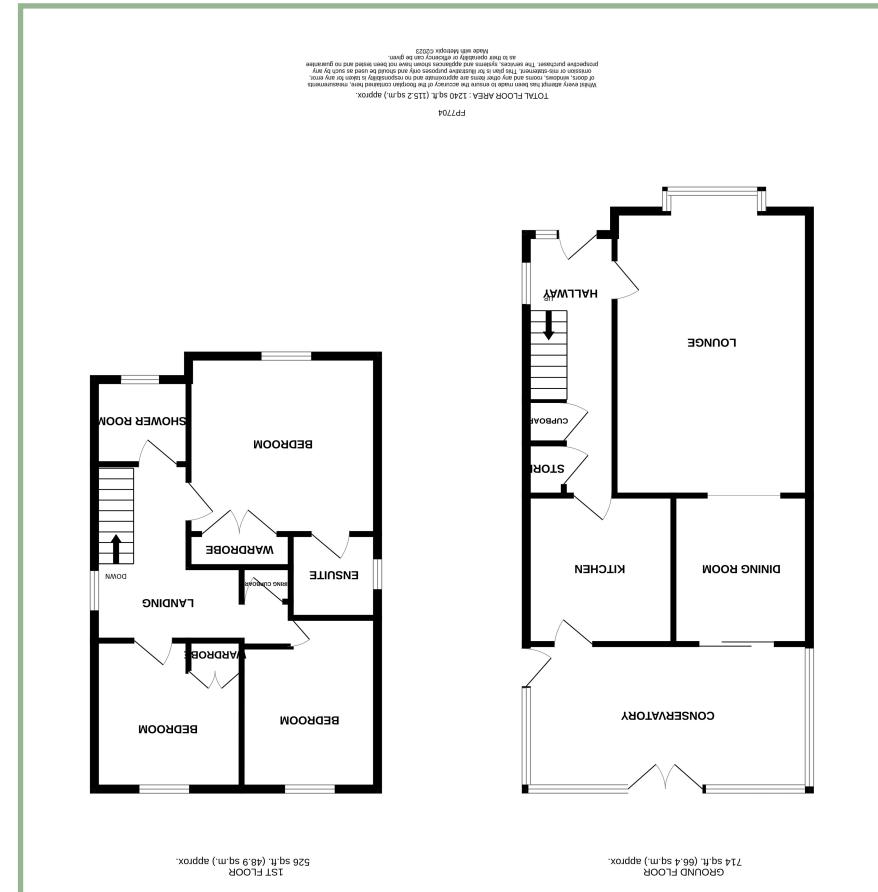
We strongly recommend that all the information within this brochure is verified by yourself or your advisers.

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

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

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

F&P Fletcherpoole



# Three Bedroom Detached Home Enjoying Far Reaching Views

## Description

A well presented three bedroom detached home situated on the outskirts of the village, allowing for easy access to the primary school and the village amenities.

The property has been owned by the same couple since new (1981), and enjoys views over the Carneddau Mountains from the rear aspect.

The well planned accommodation comprises: Entrance hall, store cupboard and under-stairs cupboard, lounge with box bay window and an opening into the dining area which has a hatch through to the kitchen, and sliding doors into the conservatory which has a double door and single door onto the rear garden. To the first floor: Landing with airing cupboard, master bedroom with built in double wardrobe and en-suite shower room. Two further bedrooms and shower room. UPVC double glazing and gas fired combination boiler and boarded loft with drop down ladder.

To the outside there is a block paved driveway and lawned front garden with flower borders. Single garage which has been insulated and boarded out with a side window, door, and boarded loft space with drop down ladder, power and light. There is a gated side area ideal for storage of the bins and recycling and an enclosed low maintenance rear garden laid to paving with timber shed/summer house and well planted flower borders, fence boundaries.

- ✓ WELL PLANNED DETACHED THREE BEDROOM HOME
- ✓ ENJOYS FAR REACHING MOUNTAIN VIEWS
- ✓ EASY WALKING DISTANCE TO THE PRIMARY SCHOOL & VILLAGE CENTRE
- ✓ INSULATED & BOARDED GARAGE - IDEAL HOME OFFICE
- ✓ GOOD SIZE CONSERVATORY TO REAR

## Hall

17' 7" x 5' 9" 5.36m x 1.75m

## Lounge

20' x 12' 10" 6.10m x 3.91m



## Dining Area

9' 10" x 8' 9" 3.00m x 2.66m



## Kitchen

9' 10" x 9' 10" 3.00m x 3.00m



## Conservatory

17' 5" x 9' 7" 5.31m x 2.92m



## Landing

11' 7" x 9' 7" narrowing to 6' 2" 3.53m x 2.92m x 1.87m

## Bedroom One

11' 8" plus built in wardrobes x 12' 7" 3.55m x 3.83m

## En-Suite Shower Room

4' 9" x 5' 5" 1.44m x 1.65m

## Bedroom Two

13' 2" x 8' 9" 4.01m x 2.66m

## Bedroom Three

9' 11" x 9' 10" 3.02m x 3.00m

## Shower Room

7' x 5' 6" 2.13m x 1.67m

## Garage

16' 4" x 8' 6" 4.98m x 2.59m

## 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, take the right turn into Top Lland Road, at the top turn right then take the 2nd right onto Ffordd Naddyn, continue along this road for a short distance where number 39 can be found on the left.

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

Energy Efficiency Rating: TBC

## 3 Bedroom Detached House

39 FFORDD NADDYN  
GLAN CONWY  
CONWY  
LL28 5NH

**£310,000**

Reference Number: FP7704

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:

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fax: 01492 583616  
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