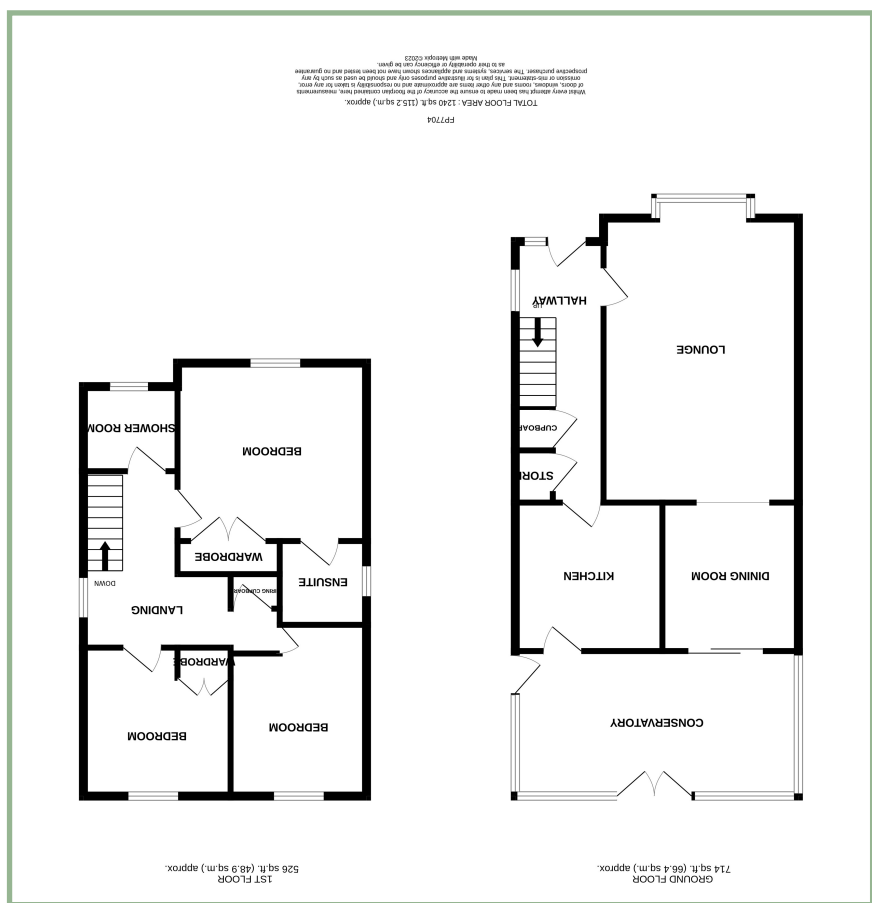


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F&P

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" z 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)

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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web: www.fletcherpoole.com

