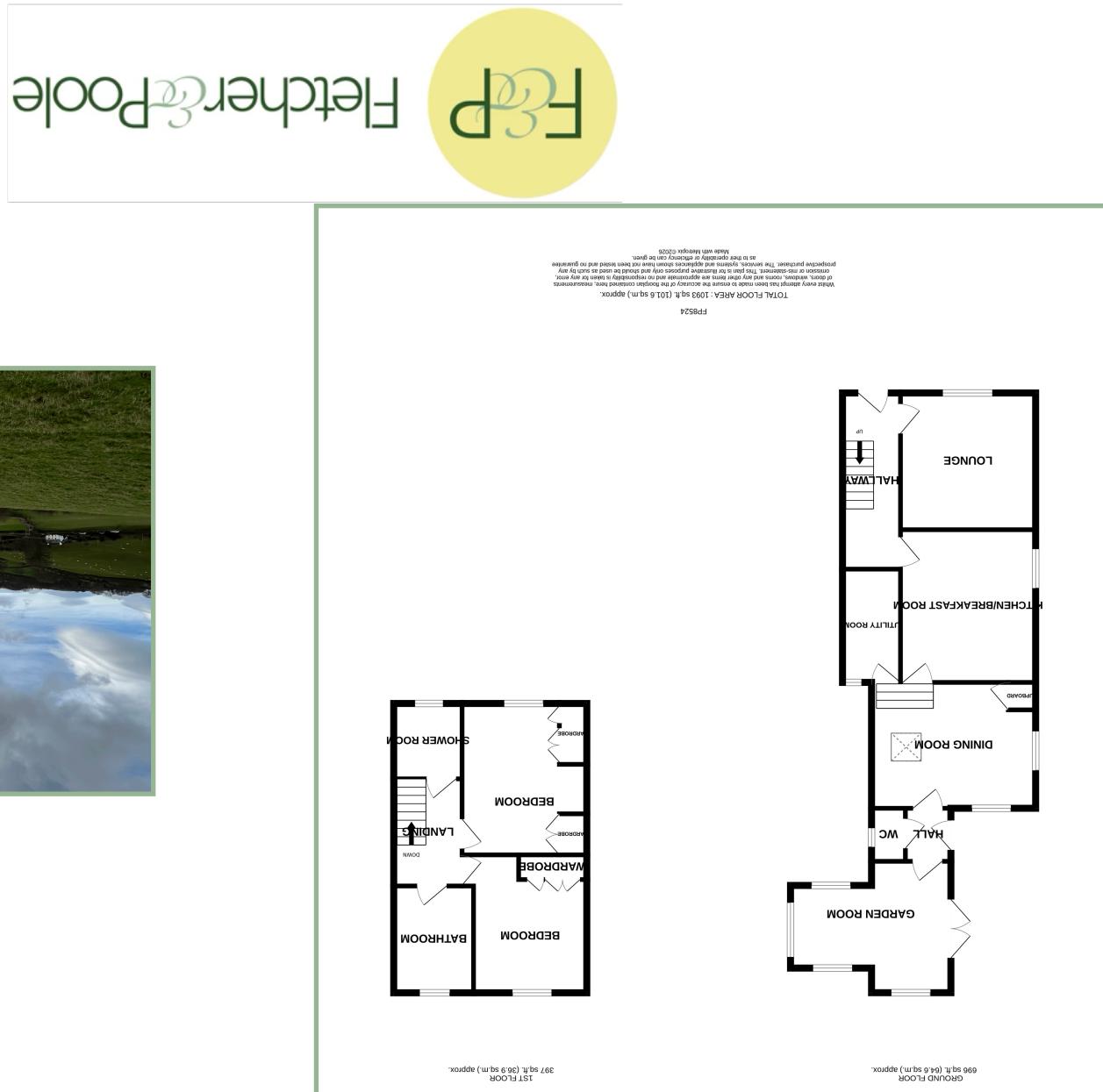


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements of fact and they do not constitute any part of an offer or contract. The seller does not make any representation in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment recommended by the seller have not been tested otherwise stated and no warranty can be given for them. We make no claim that the information contained in this sales details is accurate in every particular. We will not be liable for any damages resulting from the use of this information. 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 to view the property.

www.fletcherpoole.com



BEAUTIFULLY PRESENTED & EXTENDED SEMI DETACHED HOME

Description

Ithelfryn is a beautifully presented two double bedroom semi detached home which has been extended to the rear and fully refurbished over recent years creating a stunning home which enjoys beautiful countryside views. Situated within a five minute walk to the centre of the village which offers a pub, lovely walks through the woodland and countryside, Bodnant gardens close by and a great community spirit. The immaculately presented accommodation comprises: Entrance hall, lounge with log burner, kitchen/breakfast room with integrated electric oven and hob, fridge, dishwasher and fitted breakfast bar area. A couple of steps down lead into the double aspect dining room with access into the utility room which has space and plumbing for a washing machine, dryer and additional fridge/freezer. An inner hallway has a side access door onto the rear garden, W.C and access into the triple aspect garden room from where you can enjoy views over the garden and the countryside.

To the first floor: Good size landing, two double bedrooms both with built in wardrobes, modern bathroom and modern shower room. To the front of the property there are tilt and turn UPVC sash windows and UPVC windows to the rear and LPG gas fired Baxi combination boiler.

To the front of the property there is driveway with parking for two vehicles and a pretty front garden area with a variety of plants. To the side there is a gated fence for storage of the LPG bottles and refuse/recycling. The rear garden has been landscaped to provide a variety of seating areas, lawned area and pathway leading down to the good size summer house which has two sets of French doors, power and light and there is a store room and workshop to the side. A gate provides access into an additional garden/orchard area with apple trees.

- ✓ BEAUTIFULLY PRESENTED TWO BEDROOM SEMI DETACHED HOME
- ✓ EXTENDED AND REFURBISHED TO A VERY HIGH STANDARD
- ✓ ENJOYS LOVELY COUNTRYSIDE VIEWS
- ✓ WITHIN WALKING DISTANCE OF THE VILLAGE CENTRE
- ✓ SUPERB GARDEN ROOM AND WORKSHOP
- ✓ VIEWING ESSENTIAL TO APPRECIATE THE POSITION AND QUALITY
- ✓ FREEHOLD

Hallway

14' 10" x 4' 11" 4.52m x 1.50m

Lounge

11' 5" x 11' 6" 3.48m x 3.50m



Kitchen

11' 6" x 12' 10" 3.50m x 3.91m



Dining Room

13' 7" x 10' 7" 4.14m x 3.22 m

Utility Room

9' 5" x 4' 11" 2.87m x 1.50m

Inner Hall

3' 10" x 4' 7" 1.17m x 1.40m

W.C

4' 6" x 2' 10" 1.37m x 0.86m

Garden Room

10' 11" x 13' 6" 3.32m x 4.11m



Landing

9' 1" x 6' 2.77m x 1.82m

Bedroom One

12' 9" x 10' 6" 3.88m x 3.20m



Bedroom Two

11' 10" x 9' 6" plus wardrobes 3.60m x 2.89m

Bathroom

8' 7" x 7' 2.61m x 2.13m

Shower Room

6' 4" x 6' 1.93m x 1.82m

Workshop

18' 1" x 11' 5.51m x 3.35m

Summer House

17' 6" x 10' 11" 5.34m x 3.32m

Store Room

17' 6" x 7' 2" 5.34m x 2.18m

Location

Ithelfryn is conveniently situated on the edge of the charming village of Eglwysbach which is located in the picturesque Conwy Valley. The local services include the public house, church and village school and is on a regular bus route.

Directions

From our Conwy Office proceed around the one way system and back over the bridge in the direction of Llandudno Junction. Take the third exit off the roundabout and take the slip road towards Chester. Take the next exit off signposted Betws-y-coed and Glan Conwy. Proceed through Glan Conwy, up the hill and follow the signs for Bodnant Garden & Eglwysbach. Bear left and proceed past Bodnant Gardens, continue towards the village, just before the white detached house on the right hand side called The Sun, turn right, proceed along this road passing several houses on the left. Ithelfryn can be found on the left.

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

Energy Efficiency Rating: TBC

2 Bedroom Semi Detached Home

Ithelfryn
Ffordd Ty Gwys
Eglwysbach
LL28 5RN

£395,000

Reference Number: FP8524
14/1/2026

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
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

