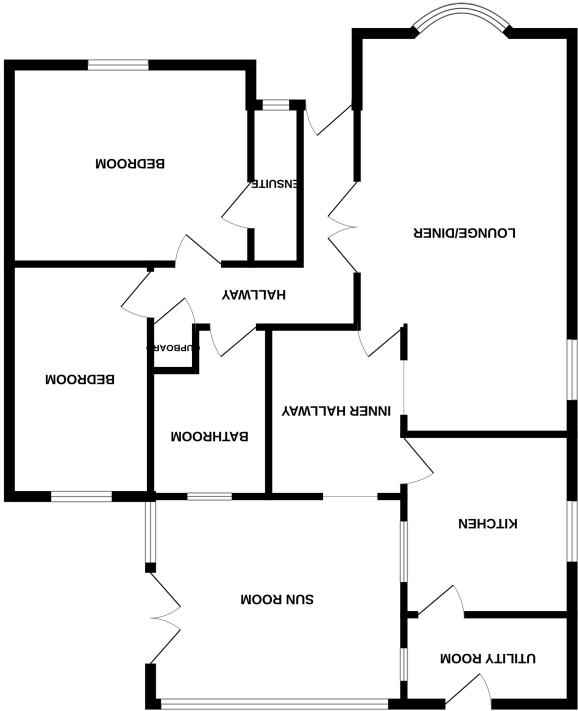


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. 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 strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. 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 traveling some distance to view the property.

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These plans are for information only and are not to be used as a basis for any decision. The seller 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. 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 strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. 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 traveling some distance to view the property.



GROUND FLOOR  
984 sq.ft. (91.4 sq.m.) approx.

F8P442

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		61 D	78 C





TWO BEDROOM DETACHED BUNGALOW OCCUPYING A CORNER PLOT

Description

An immaculately presented detached two bedroom bungalow occupying a corner plot on a small well maintained development in the beautiful Conwy valley.

The well planned accommodation comprises: Canopy porch, ‘L’ shaped hallway, inner hallway, open plan lounge/diner, kitchen, utility room and good size sunroom with doors onto the rear garden. Double bedroom with ensuite shower room and a second bedroom and bathroom.

UPVC double glazing and Worcester gas central heating.

To the outside there is lawned gardens to the front and side, pathway leading to the rear garden which has a flagged patio seating area, lawned area and garage with electric door, power and light and driveway parking for one vehicle.

- ✓ IMMACULATELY PRESENTED DETACHED BUNGALOW
- ✓ OCCUPIES A CORNER PLOT
- ✓ SITUATED IN A SMALL DEVELOPMENT IN THE CONWY VALLEY
- ✓ VIEWS OF THE MOUNTAINS TO THE FRONT
- ✓ NO CHAIN

L Shaped Hallway

12’ 8” x 11’ 7” 3.86m x 3.53m

Living/Dining Room

21’ 9” x 11’ 8” max 6.63m x 3.55m



Inner Hall Area

8’ 1” x 7’ 5” 2.46m x 2.26m

Kitchen

9’ 9” x 9’ 1” 2.97m x 2.77m



Sunroom

12’ 11” x 11’ 2” 3.94m x 3.40m



Utility

9’ 1” x 4’ 9” 2.77m x 1.44m

Bedroom One

13’ x 10’ 10” 3.96m x 3.30m



Ensuite

8’ 6” x 2’ 8” 2.59m x 0.80m

Bedroom Two

11’ 7” x 8’ 1” 3.53m x 2.46m



Bathroom

8’ 1” x 6’ 5” 2.46m x 1.95m



Garage

17’ x 12’ 5.18m x 3.66m

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. Turn right by the Red Lion Public House onto Rowen Road, continue for a short distance and turn right into Trem y Coed where number 6 can be found.

Council Tax Band: F (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Efficiency Rating: D  
Tenure: Freehold

Two Bedroom Detached Bungalow

6 Trem Y Coed  
Tyn Y Groes  
Conwy  
LL32 8SW

NO CHAIN

£310,000

Reference Number: FP8442  
5/8/2025

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  
fax: 01492 583616  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

