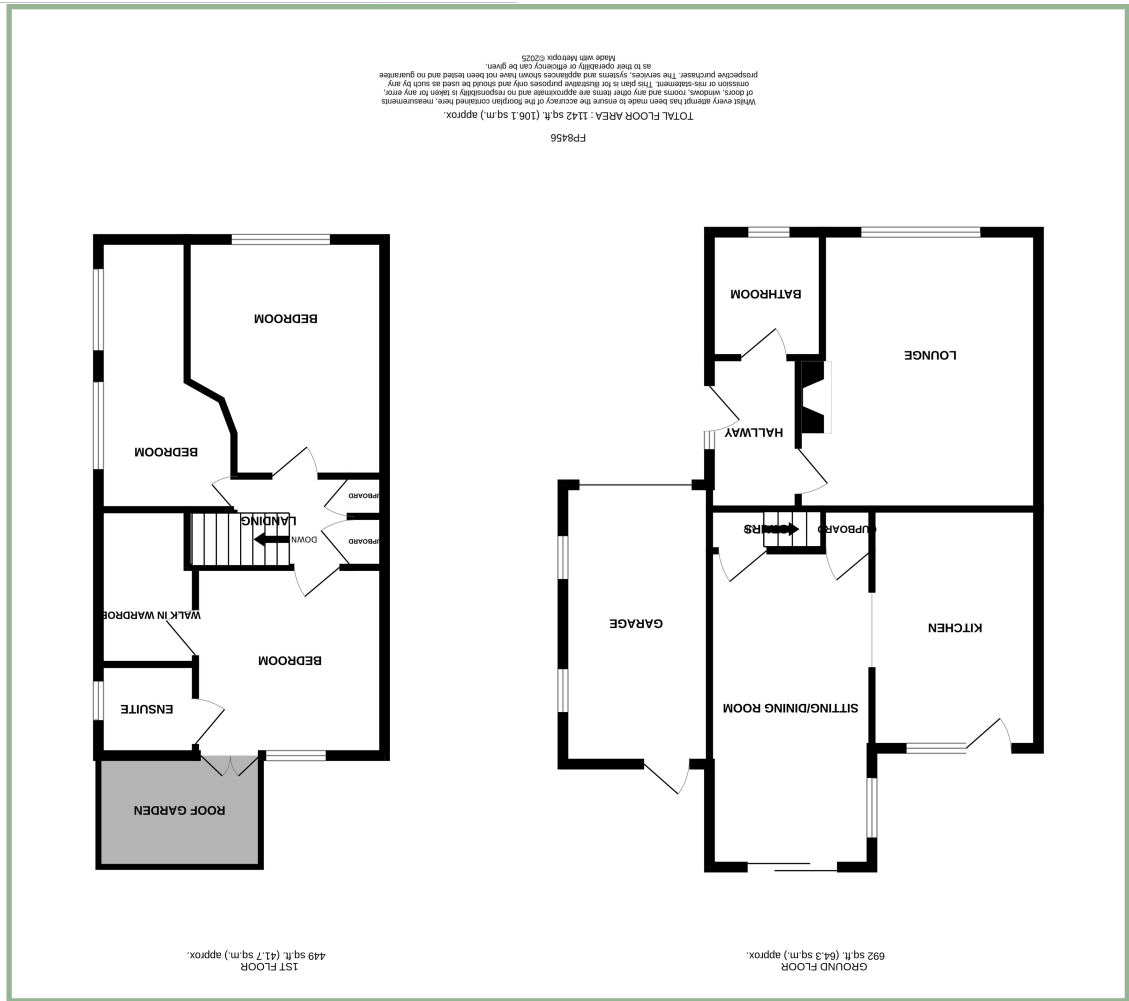


www.fletcherpoolle.com



LIGHT & WELL PLANNED DETACHED THREE BEDROOM HOME

Description

This three bedroom detached home enjoys light and spacious accommodation and benefits from an extension to the rear. The property is located on a popular residential development within walking distance to the primary school and shops. The accommodation comprises: Entrance hall, lounge with log burner, modern partial open plan kitchen/diner/sitting room with a modern kitchen with integrated fridge/freezer, electric double oven, gas hob and space and plumbing for a washing machine and dishwasher. From the dining/sitting area there are sliding doors into the rear garden. The family bathroom is located to the ground floor. To the first floor: Landing with two storage cupboards, lovely master bedroom suite with ensuite shower room, walk in wardrobe and double doors onto the roof terrace which enjoys views over towards the countryside and two further bedrooms. UPVC double glazing and Ideal gas fired central heating. To the outside there is driveway parking, garage, front and rear gardens mainly laid to lawn.

- ✓ EXTENDED THREE BEDROOM DETACHED HOME
- ✓ PARTIAL OPEN PLAN MODERN KITCHEN/DINER/SITTING ROOM
- ✓ LOG BURNER IN THE LOUNGE
- ✓ GOOD SIZE PRIVATE REAR GARDEN
- ✓ MASTER BEDROOM SUITE WITH ROOF GARDEN
- ✓ WITHIN WALKING DISTANCE TO THE PRIMARY SCHOOL
- ✓ FREEHOLD

Hallway

Lounge

15’ 3” x 13’ 3” 4.65m x 4.05m



Family Bathroom



Dining/Sitting Room

19’ 8” max x 8’ 11” max 6m x 2.73m



Kitchen

13’ 2” x 9’ 3” 4.02m x 2.83m



Landing

Bedroom One

10’ 9” x 10’ 5” 3.29m x 3.20m



Walk In Wardrobe

Ensuite

Bedroom Two

11’ 5” x 10’ max 3.50m x 3.06m

Bedroom Three

14’ 7” x 4’ 11” 4.46m x 1.51m

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 Llan Road, at the top turn right then take the 2nd right onto Ffordd Naddyn where number 21 can be found on the left.

Council Tax Band: D (provided on www.voa.gov.uk)
Energy Efficiency Rating: D
Tenure: Freehold

3 Bedroom Detached Home

21 Ffordd Naddyn
Glan Conwy
LL28 5NH

£260,000

Reference Number: FP8456

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
web: www.fletcherpoole.com

