

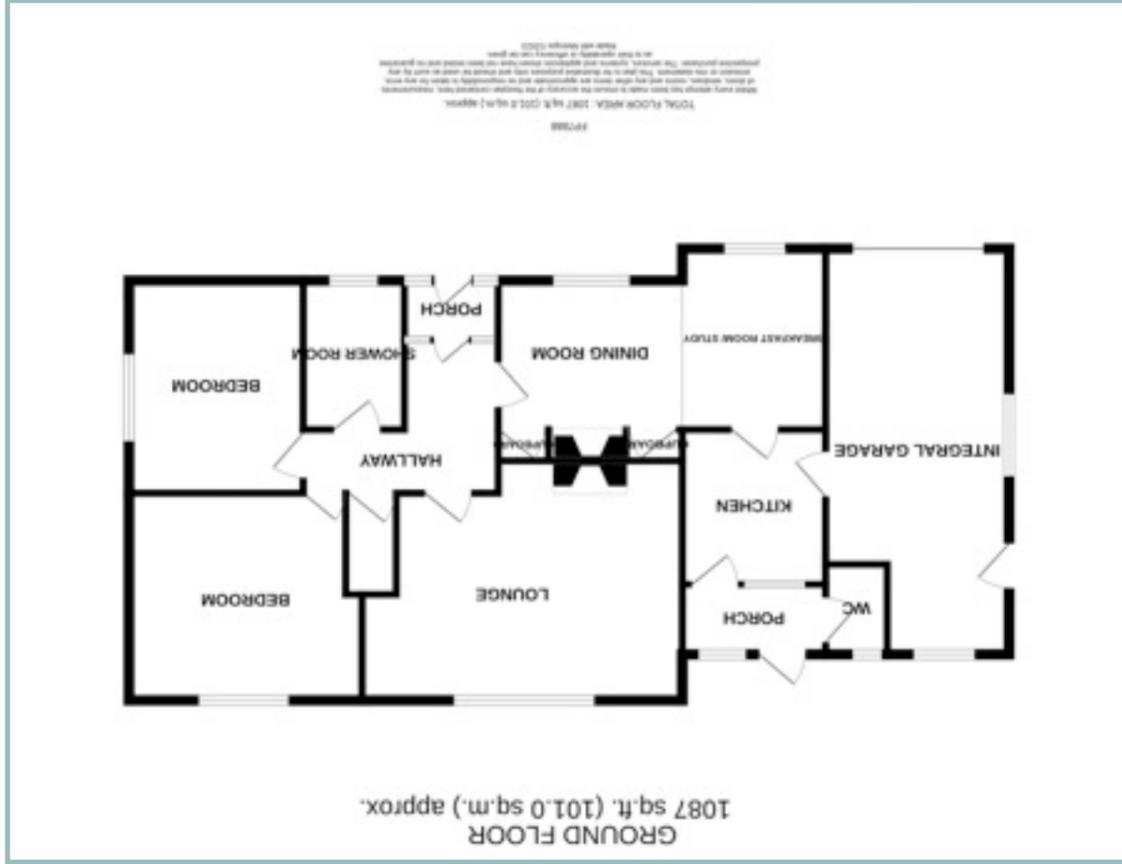
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

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

Fletcher & Poole  
DIAMOND COLLECTION



# Beautifully Presented Two Bedroom Detached Bungalow Enjoying Superb View Over The Carneddau Mountain Range

## Description

A beautifully presented detached two bedroom bungalow occupying a good size plot with far reaching views over the Carneddau mountain range. Isawel is situated in a semi rural location, yet within a five minute drive to the historic walled town of Conwy, easy access to the A55 and the beautiful Conwy valley.

The current owner has extensively refurbished the property over the last ten years, taking the lovely woodwork back to its former glory, installing Oak doors and a lovely cottage style shower room, new flooring in the hallway, shower room and bedrooms, however the kitchen remains a project for the next owners to carry out.

The accommodation comprises: Entrance porch, hallway with quarry tiled floor, cloakroom/store cupboard, lounge with gas log stove with oak lintel above, dining room with Clearview multifuel burner and access into the breakfast room/ study area. Kitchen with integral door into the garage/utility. There is a rear porch with W.C access via the kitchen. Master bedroom overlooking the rear garden with good size built in wardrobe and a second double bedroom and shower room with under floor heating.

UPVC double glazing and mains gas central heating.

A large loft is accessed via timber drop down ladders and provides the new owner with the opportunity to create a further two bedrooms plus ensuite. (Subject to planning permission being granted.)

To the outside there is driveway parking for three vehicles, good size garage with a four year old fibreglass roof, power, light and laundry area and side door into the garden. Side garden area laid to lawn with a gated pathway to the lovely south facing and private rear garden which is ideal for those seeking out the good life. The garden has a lawned area and pathways meandering through to two further grassed areas, a large variety of shrubs and plants, several varieties of apple trees and a pear tree, raised vegetable beds, a fenced area ideal for further vegetable beds and a frame for a polytunnel with established base and timber shed/workshop with power, light and attached log store.

- \* BEAUTIFULLY PRESENTED TWO BEDROOM DETACHED BUNGALOW FULL OF CHARM AND CHARACTER
- \* OCCUPIES A GOOD SIZE PLOT WITH LOVELY SOUTH FACING, PRIVATE REAR GARDEN
- \* ENJOYS FAR REACHING COUNTRYSIDE AND MOUNTAIN VIEWS
- \* EASY ACCESS TO CONWY & LLANRWST TOWN, A55 AND CONWY VALLEY

- \* FURTHER DEVELOPMENT POTENTIAL TO THE LOFT AND GARAGE
- \* VIEWING ESSENTIAL TO APPRECIATE THE LOCATION AND PLOT SIZE
- \* FREEHOLD

## Porch

5' 2" x 3' 4" 1.57m x 1.01m

## Hallway

8' 11" x 11' 8" 2.71m x 3.55m



2 Bedroom Detached Bungalow

Isawel  
Tyn-Y-Groes  
Conwy  
LL32 8TQ

**£395,000**

REDUCED FROM £425,000

Reference Number: FP7888  
13/11/23

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

email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)

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

## 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 left opposite The Red Lion public house/ café, where Isawel can be found after a short distance on the right.

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

Energy Efficiency Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



# Beautifully Presented Two Bedroom Detached Bungalow Enjoying Superb View Over The Carneddau Mountain Range

## Lounge

17' 4" x 12' 4" 5.28m x 3.76m

## Dining Area

10' x 7' 9" 3.05m x 2.36m

## Breakfast Area/Study

10' 2" x 7' 9" 3.10m x 2.36m

## Kitchen

9' 7" x 8' 8" 2.92m x 2.64m

## Rear Porch

9' x 3' 2.74m x 0.91m

## W.C

5' 1" x 2' 8" 1.55m x 0.80m

## Bedroom One

12' 7" x 12' 5" 3.83m x 3.78m



## Bedroom Two

11' 11" x 9' 5" 3.63m x 2.87m



## Shower Room

8' 6" x 5' 4" 2.59m x 1.62m



## Store Room

6' 5" x 2' 10" 1.95m x 0.86m

## Garage

22' 8" x 9' 11" 6.91m x 3.02m



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