

enquiries. We will also confirm that the property remains available. This is particularly important to you if you are contemplating travelling some distance to view the property.

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 arrangements.

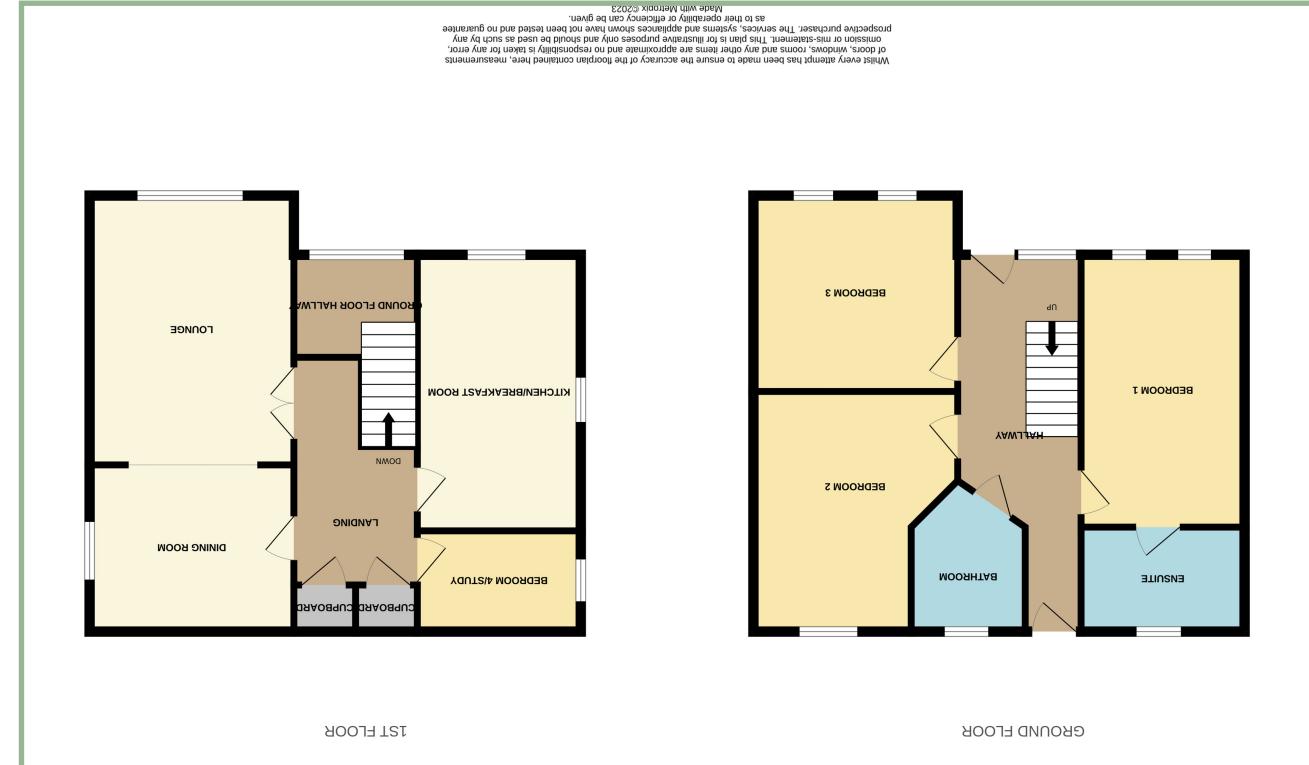
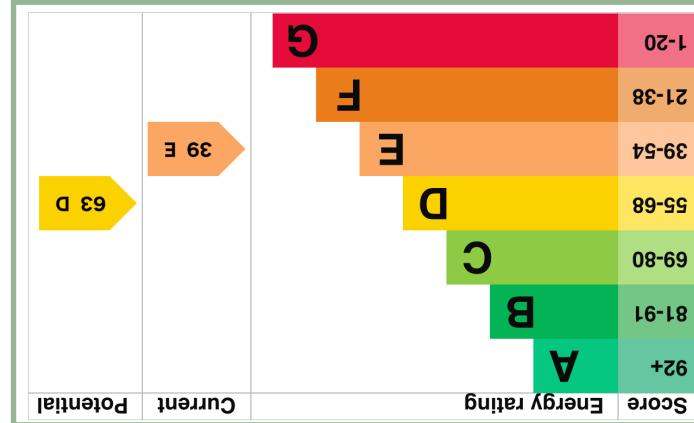
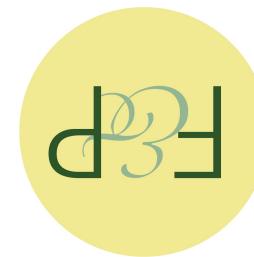
We strongly recommend that all the information which we provide about the property is verified by youself or your advisers.

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 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 warranty in relation to the property and we have no authority to do so on behalf of the seller.

www.fletcherpoole.com

F&P Fletcher Poole



Four Bedroom Detached Family Home

Description

Located in the quiet, semi-rural, sought after village of Bryn Pydew, Capel y Ffynnon is nestled amongst the countryside, enjoying far reaching sea views. The property was built in 2003, where a previous Church once stood; which the builder has carefully considered within the design features of the build. Distinctively recognisable by its large arch, chapel like windows, paying homage to its religious origins, this four-bedroom detached property makes a fantastic spacious family home.

The accommodation comprises to the ground floor: entrance below the impressive arch window into the hallway, where there are three double bedrooms, one with a spacious ensuite bathroom, and a separate family bathroom, and back door access to the courtyard at the rear. To the first floor: spacious mezzanine landing, fitted kitchen with breakfast bar seating area, fourth bedroom/study area, two spacious storage cupboards, and the stunning open plan lounge/diner enjoying the fantastic countryside and sea views from the feature arched floor to ceiling window. This room provides a great family room and space for entertaining. The rooms throughout are well-planned with the higher ceilings providing a feeling of space. To the outside: there is a small amount of outdoor space, however there is a rear courtyard which has decked seating area, and artificial grass laid, with gated access to the driveway which is currently used as an additional seating and bar area. This still allows for one car to be parked on the driveway, plus there is ample on road parking too.

The property benefits from LPG gas central heating fitted in May 2023 with timber frame windows throughout. The property is offered with no ongoing chain.

- ✓ DETACHED FOUR-BEDROOM FAMILY HOME WITH OFF ROAD PARKING
- ✓ WELL-PLANNED, SPACIOUS ROOMS WITH FEATURE ARCHED WINDOWS
- ✓ SITUATED IN A HIGHLY SOUGHT AFTER PEACEFUL SEMI-RURAL LOCATION
- ✓ STUNNING COUNTRYSIDE & DISTANT SEA VIEWS
- ✓ NO CHAIN

Hallway

10' 3" max x 7' 8" max 3.12m x 2.33m

Bedroom One

15' 5" x 9' 4" 4.70m x 2.94m



Ensuite

9' 4" x 6' 2.84m x 1.82m

Bedroom Two

13' 8" x 9' 4.16m x 2.74m



Bedroom Three

11' 8" x 11' 2" 3.55m x 3.40m

Bathroom

10' x 6' 6" 3.05m x 1.98m

Lounge

13' 3" x 11' 8" 4.04m x 3.55m



Dining Room

11' 8" x 9' 6" 3.55m x 2.89m



Landing

12' 11" x 8' 3.94m x 2.43m

Kitchen

15' 8" x 9' 4" 4.77m x 2.84m



Bedroom Four/ Study

9' 3" x 5' 9" 2.82m x 1.75m

Location

Capel Y Ffynnon is ideally located in the heart of the semi-rural village of Bryn Pydew, in a quiet, peaceful spot where you can relax and enjoy the change in lifestyle and surrounding countryside. However, you are also a short five-minute drive to the A470, A55 and links to Anglesey, Chester and beyond.

Directions

From our Conwy office proceed over the bridge to the roundabout. Take the second exit towards Llandudno Junction, then take the first left onto Victoria Drive. At the end of Victoria Drive turn right onto Marl Lane, then turn left towards the roundabout, at which take the second exit until you reach the top of the hill and take a left onto Esgyryn Road. Follow the road to the top of the hill, continue to bear right until you reach the village. Straight ahead on the little square, you can distinctly see two houses with arched windows, and number 2 Capel Y Ffynnon is located on the right.

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

Energy Efficiency Rating: E

4 Bedroom Detached Home

2 Capel Y Ffynnon
Bryn Pydew
Conwy
LL31 9QB

REDUCED FROM £345,000
£338,000

Reference Number: FP7817

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

