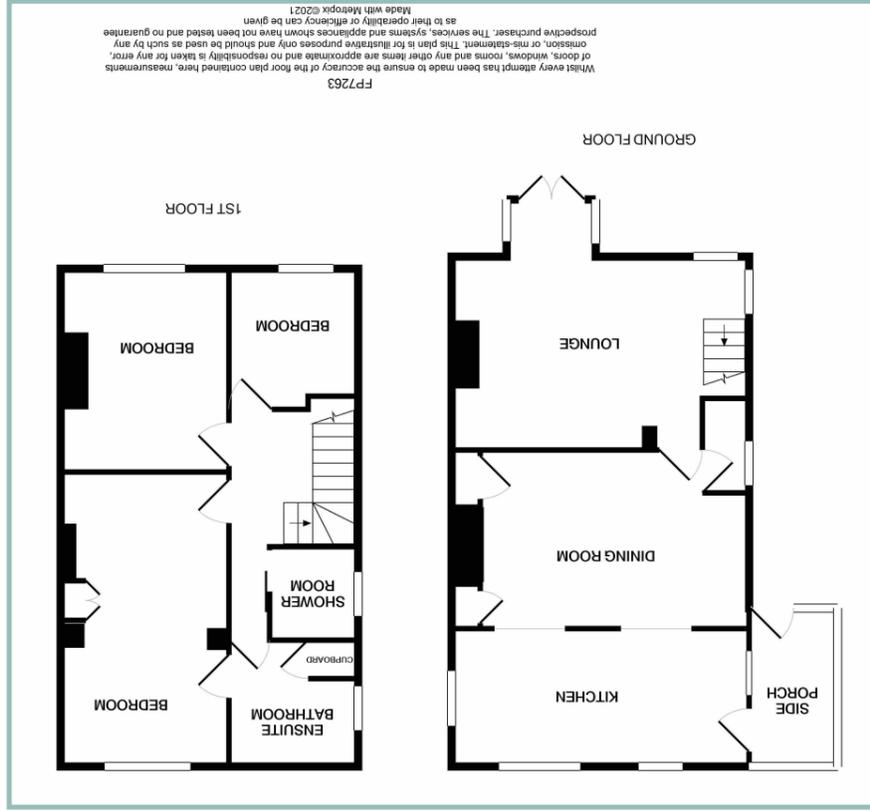
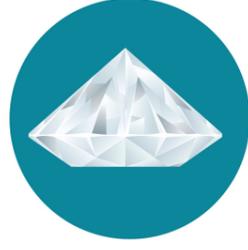


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



Three Bedroom Detached Home Occupying A Large Plot & Enjoying Superb Countryside Views

Description

A detached three bedroom home occupying extensive gardens and grounds.

Bryn Dyffryn is situated on the outskirts of Conwy and allows for easy access to the beautiful Conwy Valley and Snowdonia, and enjoys far reaching countryside and mountain views.

The property also offers a timber chalet, and a large timber store in the grounds as well as lovely gardens situated over several levels.

The main house comprises: Side porch, kitchen/breakfast room which opens into the dining room with Aga, storage cupboard/pantry, lounge with french doors to the front aspect and log burner. Stairs to the first floor: Landing, master bedroom with timber floor, two further bedrooms, bathroom and separate shower room. There is a drop down Slingsby ladder leading to a part converted loft. UPVC double glazing and oil fired heating.

To the outside there is a long driveway to the house with a parking and turning area. There are a variety of garden areas mainly laid to lawn with seating areas, established trees and shrubs and large fruit cages containing a variety of fruit bushes. There is a self contained detached timber chalet with garden area, large timber shed and gardens.

- * DETACHED THREE BEDROOM HOUSE WITH CHALET
- * OCCUPIES GARDENS & GROUNDS
- * ENJOYS STUNNING COUNTRYSIDE & MOUNTAIN VIEWS
- * SITUATED ON THE OUTSKIRTS OF CONWY
- * NO CHAIN

Lounge

17' 8" x 13' 7" max 5.38m x 4.14m



Dining Room

15' 9" x 9' 9" 4.80m x 2.97m



3 Bedroom
Detached Home

BRYN DYFFRYN
IOLYN PARK
CONWY
LL32 8UX

NO CHAIN

£395,000

Reference Number: FP7263

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
web: www.fletcherpoole.com



Location

The property is situated just outside of the walls of this medieval town famous for its Castle and Bridges. The town has an array of retail outlets, medical centre, library and several places of historic interest. There is a local primary and secondary school, social and recreational facilities includes 18 hole golf course and a yachting marina.

Directions

From our Conwy office turn left and left through the archway onto Mount Pleasant, continue to the top of the hill, turn left and then right onto St. Agnes Road, at the bottom turn right onto Llanrwst Road, continue along this road past Gorse Hill Caravan Park, on approaching Iolyn Park turn left then immediately right, continue up the drive where Bryn Dyffryn can be found.

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

Energy Efficiency Rating: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



Three Bedroom Detached Home Occupying A Large Plot & Enjoying Superb Countryside Views

Kitchen

17' 7" x 6' 11" 5.36m x 2.11m

Side Porch

9' x 4' 10" 2.74m x 1.47m

Landing

8' x 7' 5" 2.43m x 2.26m

Bedroom One

16' 9" x 9' 11" 5.10m x 3.02m



Bedroom Two

11' 11" x 9' 7" 3.63m x 2.92m



Bedroom Three

7' 9" x 7' 4" 2.36m x 2.23m

Bathroom

7' 3" x 6' 11" 2.21m x 2.11m



Shower Room

5' 5" x 4' 3" 1.65m x 1.29m



Attic Room

11' 1" x 11' 11" 3.38m x 3.63m



3 Bedroom Detached Home

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