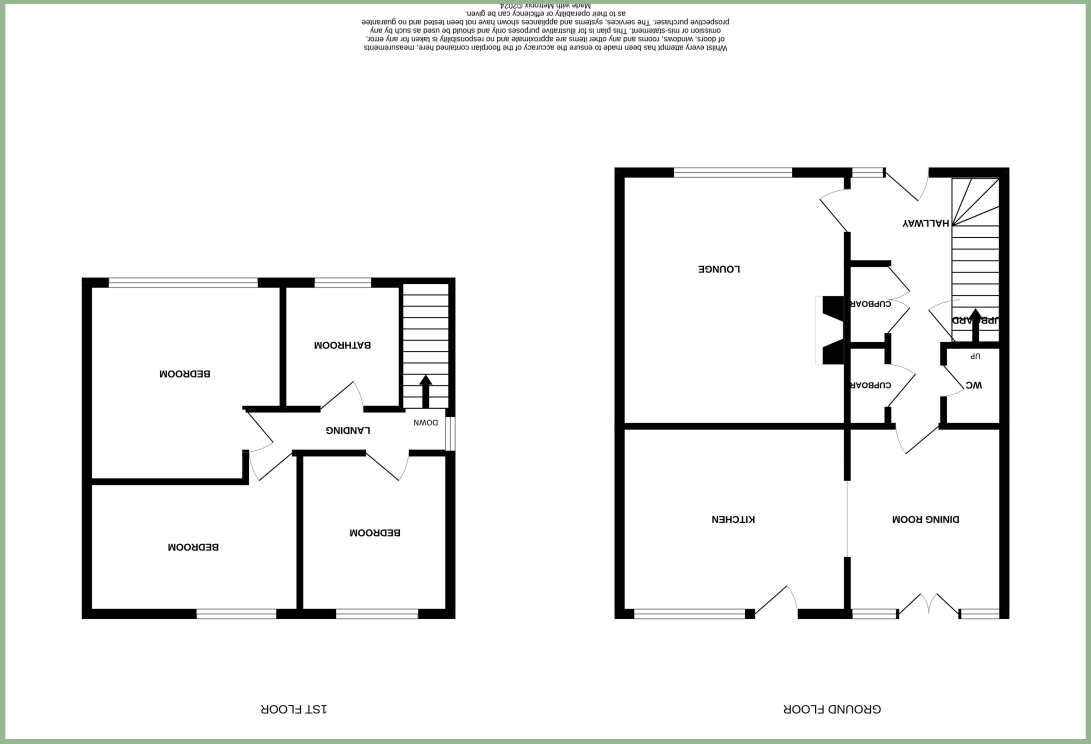


Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	57 D	
69-80	C		78 C
81-91	B		
92+	A		



Well Planned Three Bedroom Semi Detached Home Enjoying Beautiful Views

Description

A well planned three bedroom semi detached home enjoying the most the stunning views of the mountains and countryside to the front aspect. Wyddfa is situated in a quiet cul de sac and is ideally located to the local shop, primary school and just a short drive into the historic town of Conwy.

The accommodation comprises: hallway with under stairs cupboard, W.C, good size lounge, dining room with French doors opening out onto the rear garden and kitchen with space and plumbing for a washer/dryer, space for a slimline dishwasher, space for a freestanding fridge/freezer, 4 ring gas hob and integrated oven/grill and rear door leading into the garden.

To the first floor: landing, two double bedrooms, the bigger being where the beautiful views can be enjoyed, a single bedroom and a three piece bathroom with over the bath shower.

UPVC double glazing and gas fire heating system with combination boiler.

To the front there is driveway parking and a garden. To the rear there is a good size, well established garden with an array of plants and flowers, a single detached garage with power and up and over door and side gated access.

- ✓ THREE BEDROOM SEMI DETACHED HOME
- ✓ ENJOYS BEAUTIFUL VIEWS OF THE MOUNTAINS AND COUNTRYSIDE
- ✓ LOCATED IN A QUIET CUL DE SAC
- ✓ DRIVEWAY PARKING AND SINGLE, DETACHED GARAGE
- ✓ FREEHOLD

Hall

13' 7" Max x 9' 2" Max 4.14m Max x 2.79m Max

Ground Floor W.C.

4' 7" x 4' 2" 1.40m x 1.27m

Lounge

16' 2" x 10' 11" 4.93m x 3.32m



Dining Room

10' 8" x 9' 3' 3.25m x 2.82m



Kitchen

10' 11" x 8' 10" 3.32m x 2.69m



Landing

12' 3" x 2' 5" 3.73m x 0.73m

Bedroom One

9' 9" x 10' 5" 2.97m x 3.17m



Bedroom Two

11' x 8' 6" 3.35m x 2.59m



Bedroom Three

8' 10" x 9' 3" 2.69m x 2.82m

Bathroom

7' 6" x 5' 6" 2.28m x 1.67m

Garage

21' 8" x 10' 1" 6.60m x 3.07m

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, right onto Top Llan Road, right onto Tal Y Fan, left onto Tyn Y Celyn and the first left onto Wyddfa where number 11 can be found on the right.

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

Energy Efficiency Rating: D

3 Bedroom Semi Detached House

11 WYDDFA
GLAN CONWY
LL28 5PT

£234,500
REDUCED FROM £240,000

Reference Number: FP8153
25/9/2024

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

