



SENSIBLY PRICED TO SELL AS SOME INTERNAL MODERNISATION MAY BE REQUIRED

Description

NEW price - £299,950

Sensibly priced to sell, as some internal modernisation may be required

Bright and spacious, well planned, three bedroom detached bungalow occupying a large, wrap around corner plot

Family bathroom and en-suite shower room

New UPVC double glazing throughout, fitted in 2021

Gardens laid to lawn paths with an array of flower borders, well established soft fruit area, shrubs, raised vegetable beds and a paved, sunny patio area.

Sensibly priced to sell as some internal modernisation may be required.

4 Maes Rhun is a bright and spacious, well planned three bedroom detached bungalow occupying a large, wrap around corner plot with far reaching views down the Conwy Valley. 4 Maes Rhun was the original 'show home' on Benfield Builders Maes Rhun estate, so benefits from good sized rooms throughout. Situated in a quiet residential location within 3 miles of Conwy. The accommodation comprises: good sized tiled porch, “L” shaped hallway, with two storage cupboards, large lounge, which is currently being used as the owners artists studio, with dual aspect windows, dining room with sliding patio doors into the garden and kitchen with space and plumbing for a washing machine and rear door into the mature garden. Two double bedrooms, one with a large ensuite shower room and the other is being used as a second artists workspace. The single bedroom with storage cupboard and shelving is currently used as a study. Good sized four piece bathroom. The property has new UPVC double glazing throughout, fitted in 2021. Gas fired boiler with separate hot water tank. Outside there are beautiful mature gardens with a mixed boundary hedge providing excellent privacy. The gardens are laid to lawn paths with an array of flower borders, well established soft fruit area, shrubs, raised vegetable beds and a paved, sunny patio area with superb views. There are shallow steps leading up to the front door and alternative level access via the rear of the bungalow. There is driveway parking and a detached double garage with an electric door.

- ✓ SPACIOUS AND WELL PLANNED THREE BEDROOM DETACHED BUNGALOW
- ✓ SITUATED IN A QUIET, RESIDENTIAL AREA
- ✓ ENJOYS STUNNING FAR REACHING VIEWS OF THE COUNTRYSIDE & MOUNTAINS
- ✓ BEAUTIFUL GARDENS THAT WRAP AROUND THE SIDE AND REAR
- ✓ DRIVEWAY PARKING AND DETACHED DOUBLE GARAGE
- ✓ FREEHOLD

Porch

8’ 1” x 5’ 5” 2.46m x 1.65m

L Shaped Hallway

16’ 1” max x 14’ 8” max 4.90m x 4.49m

Lounge

16’ 1” x 11’ 9” 4.90m x 3.58m



Dining Room

10’ 7” x 9’ 3.22m x 2.74m

Kitchen

10’ 1” x 8’ 11” 3.07m x 2.71m

Bedroom One

14’ 8” max x 10’ 1” 4.47m x 3.07m



Ensuite

7’ 2” max x 4’ 11” 2.18m x 1.50m

Bedroom Two

11’ 6” x 10’ 1” 3.50m x 3.07m

Bedroom Three

10’ x 6’ 8” 3.05m x 2.03m

Bathroom

8’ 6” x 5” 7’ 2.59m x 1.70m



Double Garage

15’ 11” x 17” 5’ 2.59m x 1.70m

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. Pass the Red Lion Public House and take the next right into “Maes Rhun” where number 4 can be found on the left.

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

3 Bedroom Detached Bungalow

4 Maes Rhun
Tyn-Y-Groes
Conwy
LL32 8PA

NEW PRICE £299,950

OLD PRICE £330,000

Reference Number: FP8080
4/72024

Fletcher & Poole,
3 Lancaster Square,
Conwy, LL32 8HT

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
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email: conwy@fletcherpoole.com
web: www.fletcherpoole.com