



## 52 Tyn Y Celyn

Glan Conwy LL28 5NN

£229,500

A traditional three bedroom semi-detached dormer bungalow, occupying an elevated position within a well-established residential development on the outskirts of Glan Conwy, enjoying a pleasant open aspect with views.

Tenure: Freehold -EPC -TBA : Council Tax: - D

The property offers well-proportioned accommodation, benefiting from gas central heating and double glazing throughout. Whilst in need of some modernisation, the property presents an excellent opportunity for purchasers to update and personalise to their own taste, creating a comfortable and attractive home in a desirable location.

The accommodation briefly comprises: reception hall, cloakroom, lounge, dining room and a fitted kitchen with access to the outside. To the first floor are three bedrooms and a family bathroom, offering space suitable for families.

The property benefits from a lawned front garden and driveway providing off-road parking, leading to a detached garage. The rear garden offers further outdoor space with scope for landscaping.

Tenure - Freehold EPC - TBC Council Tax - Band D



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<https://www.iwanmwilliams.co.uk>





## Location

Glan Conwy is a popular village overlooking the estuary towards the castle town of Conwy, offering local amenities including primary school, a Public House and several other small businesses. Conveniently situated a short distance from the A55 expressway and the larger towns of Llandudno and Colwyn Bay.

Accommodation Affords:  
(approximate measurements only)

UPVC decorative part glazed door leading to:

Reception Hall:

Radiator; wooden flooring; cupboard housing a Worcester gas central heating boiler; under stairs storage cupboard with gas meter and electric meter.

Cloakroom:

6'2" x 2'7" (1.89m x 0.80)

Low flush w.c; corner vanity unit with sink above part tiled walls; UPVC double glazed window.

Lounge:

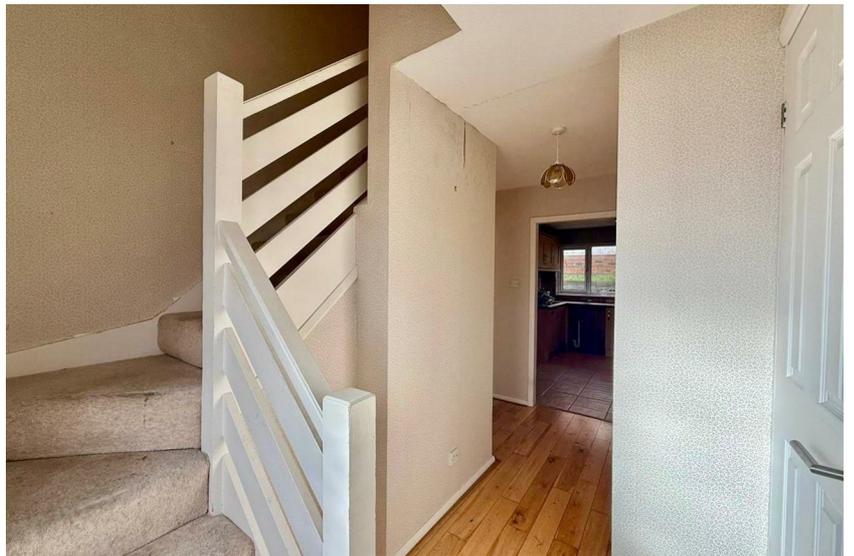
11'1" x 15'5" (3.38m x 4.72m )

UPVC double glazed window; radiator; feature fire surround with inset living flame effect fire; glazed double doors leading to:

Dining Room:

8'4" x 10'11" (2.56m x 3.34m )

UPVC double glazed window overlooking rear garden; radiator. Door leading to:



### Kitchen:

11'4" x 9'3" (3.46m x 2.83m )

Range of base and wall units; space for cooker; stainless steel and glass extractor hood above; 1 1/2 inset sink unit; plumbing for washing machine; UPVC double glazed window and UPVC double glazed door; tiled flooring

### First Floor Landing:

Access to loft area.

### Bedroom 1:

8'5" x 11'1" (2.57m x 3.39)

UPVC double glazed window; radiator.

### Bedroom 2:

10'9" x 10'11" (3.28m x 3.34)

Range of fitted wardrobes with dressing table area; UPVC double glazed window; radiator.

### Bedroom 3:

9'4" x 7'7" (2.85m x 2.33m )

UPVC double glazed window; range of fitted wardrobes; radiator.

### Bathroom:

5'10" x 6'6" (1.78m x 1.99m )

Panel bath with shower fitment over with a glazed screen; low flush w.c.; vanity sink; UPVC double glazed window; tiled walls and tiled floor; stainless steel heated towel rail.

### Garage:

13'10" x 8'9" (4.23m x 2.69m )

up and over door; Power and light.

### Outside:

Rear Concrete area with steps leading up to a raised lawned garden; outside tap.

### Services:

Mains electricity, gas, water and drainage connected to the property.

### Council Tax Band:

Conwy County Borough Council tax band D

### Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)

### Proof of Identity:

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

### Directions

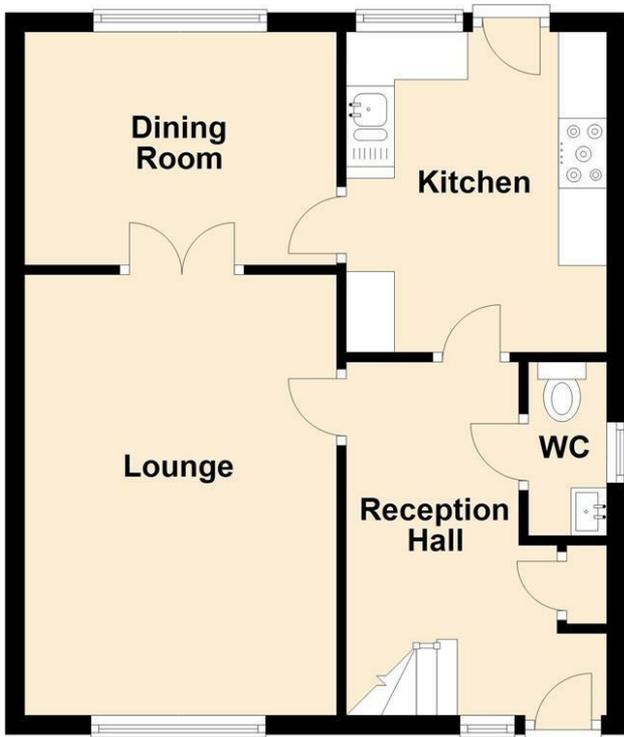
#### Directions

Proceed into Glan Conwy from the direction of the A55 Expressway, turn left onto Church Street by the playing fields and second right into Top Road. Continue up Top Road and turn right into Tal a Fan and follow the road to the left. Take your next turning onto Tyn Y Celyn and number 52 will be viewed on your left hand side.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Ground Floor



### First Floor



These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

### Iwan M Williams Estate Agents

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