



Pen Y Bryn  
Tyn-Y-Groes Conwy LL32 8TQ

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£845,000

Immaculately Presented Detached Family Residence with Spectacular Conwy Valley Views

An exceptional opportunity to acquire this beautifully presented four bedroom detached family residence, individually designed in a striking contemporary Mediterranean style, occupying an elevated position on the edge of Tyn y Groes village.

Tenure: Freehold - EPC: C - Council Tax: G

Enjoying breathtaking panoramic views across the Conwy Valley towards the surrounding countryside, this outstanding home combines generous family accommodation with luxurious modern living.

Finished to an exceptional standard throughout, the property offers bright, spacious and versatile accommodation with four generous double bedrooms, each benefiting from its own stylish en suite bathroom, making it perfectly suited for family living or visiting guests. The impressive reception hall with feature glass staircase creates a stunning first impression, whilst the spacious lounge flows into the magnificent garden room with its glazed roof lantern and full-height windows framing the spectacular countryside views. Patio doors open directly onto the extensive sun terraces, creating an effortless connection between the indoor and outdoor living spaces

The heart of the home is the superb contemporary fitted dining kitchen, beautifully appointed with quality integrated appliances, extensive work surfaces and a central island.

The property further benefits from gas fired central heating, uPVC double glazing, high quality fixtures and fittings throughout and is presented in truly immaculate decorative order.



# Location

Tyn y Groes is a highly desirable semi-rural village situated in the heart of the beautiful Conwy Valley, enjoying a peaceful setting whilst remaining exceptionally convenient for everyday amenities

The property stands within beautifully landscaped, low maintenance gardens designed to make the most of its enviable position. Extensive paved entertaining terraces, mature planting and secluded seating areas provide ideal spaces for al fresco dining and relaxation, whilst a first floor balcony enjoys uninterrupted views across the valley.

The Accommodation Affords  
(approximate measurements only)

## Reception Hall:

UPVC double glazed front door and full height side windows, impressive glass staircase with glazed side panelling and stainless steel hand rail leading off to first floor level. Oak flooring and oak doors leading off to all rooms. Wall lights and upright contemporary stainless steel radiator.

## Kitchen: 13'7" x 19'3" (4.15 x 5.87)

Contemporary 'Alno' German made kitchen units finished in cream and walnut with custom made acrylic granite effect worktops including integral sink and drainer. Central island with acrylic granite effect worktop and inset storage, lighting and drawer unit. Range of integrated 'Miele' appliances including glazed fronted wine cooler, built-in microwave and steam cooker, five ring hob with curved glass and stainless steel extractor canopy over. Integral sink and mixer tap, wall shelving with integral lighting, integrated fridge and freezer, inset spotlighting, breakfast bar. uPVC double glazed patio doors and windows opening onto large front patio area. Contemporary stainless steel vertical radiators. uPVC double glazed windows to side elevation. Oak and glazed door leading to:

## Dining Room: 13'0" x 12'7" (3.97 x 3.84)

Oak flooring, two uPVC double glazed windows to rear with views, side glazed window, wall lights, two vertical radiators and inset mirrors. Oak and glazed door leading back into reception hall. Built-in cloaks cupboard in hallway.

## Utility Room: 8'3" x 6'10" (2.52 x 2.10)

Fitted base and wall units with complementary granite worktops, 'Worcester' boiler for central heating and hot water. Stainless steel sink with mixer tap, plumbing for automatic washing machine and dishwasher, fitted tall cupboard, mosaic tiling, floor tiles, chrome heated towel rail, space for fridge, uPVC double glazed rear external door.

## Lounge: 21'6" x 14'11" (6.57 x 4.55)

Twin oak and glazed doors leading from hallway, feature living flame fireplace, oak flooring, wall lighting, wall mounted TV point. Modern radiators.

## Study:

Fitted range of office furniture, uPVC window overlooking side with triple glazing, telephone point, vertical radiators, wall light point.



Orangery: 20'2" x 16'4" (6.17 x 5)

Glazed side windows, double glazed French windows both to front and rear elevations, canopy glass roof. Inset spotlighting, attractive tiled floor, recess display wall with oak surround, stainless steel vertical radiators.

Bedroom 1: 12'9" x 11'9" (3.91 x 3.6)

Fitted range of wardrobes, dressing table with inset lighting, three light display shelves, coving, modern radiator. En-suite shower room - wet room style flooring and glazed shower screen, bespoke wash basin and vanity unit, concealed WC, wall mounted mirror and lighting unit, shaver point. uPVC double glazed window overlooking rear. Built-in medicine/storage cabinet. Fully tiled walls in black and white finish. Modern radiator/towel rail.

Cloakroom:

(Off Hallway). Modern suite with concealed cistern low level wc, circular chrome towel rail and mirror/shelf with integral lighting over, vanity wash basin, fully tiled walls and floor, inset spotlighting, recess glazed display with spotlighting.

Bedroom 2: 17'1" x 10'8" (5.22 x 3.27)

Fitted range of bedroom units including wardrobes and drawer units, bedside cabinets. Wall lights, recess display shelving with lighting. uPVC double glazed patio doors leading onto small side patio. Modern radiator, coving, uPVC double glazed window to rear with views. En-suite bathroom with double ended bath, modern vanity wash basin unit with chrome tap and part mirror fronted storage and medicine cabinet above. Swivel full length mirror and storage unit. Fully tiled walls and floor. uPVC double glazed window to side elevation.

From reception hall attractive glass staircase leading off to:

First Floor Landing:

Oak flooring, spotlighting, sliding opaque glass doors leading to rear caves storage. The landing has a seating area with large double glazed patio doors leading onto front balcony enjoying views.

Bedroom 3 ( Principal Bedroom)

(To include En-suite Bathroom). Magnificent views up the Conwy Valley across the front elevation. Modern wardrobe with mirror fronted doors. Telephone and TV point. En-suite Bathroom - panelled bath, vanity unit with chrome tap, shaver point, spotlighting, low level WC with concealed cistern. Built-in storage/medicine cupboard. uPVC double glazed window to side, velux double glazed window to rear, modern radiator/towel rail.

Bedroom 4: 18'8" x 15'6" (5.69 x 4.74)

(To include En-suite Bathroom). Magnificent views up the Conwy Valley across the front elevation. Modern wardrobe with mirror fronted doors. Telephone and TV point. En-suite Bathroom - panelled bath, vanity unit with chrome tap, shaver point, spotlighting, low level WC with concealed cistern. Built-in storage/medicine cupboard. uPVC double glazed window to side, velux double glazed window to rear, modern radiator/towel rail.



#### Outside;

Sweeping tarmacadam driveway leads up to large level hardstanding and turning area, detached twin garage with slate pitched roof, double glazed windows and side personal door, automatic roller shutter doors. Landscaped grounds with variety of established shrubs and specimen plants, lawned level gardens to front and side elevation, large modern front sun terrace. Well stocked flower borders. First floor integral balcony with stainless steel and glass screening enjoying panoramic views up the Conwy Valley. Outside lighting and security lights.

#### Services:

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

#### Council Tax:

Conwy Borough Council tax band 'G'

#### Directions:

Proceed from Llanrwst in the direction of Llandudno along the A470, at Tal y Cafn turn left over the bridge up to Tyn y Groes, at the crossroads carry straight ahead towards Rowen and at the top of the hill opposite the turning into Trem y Coed turn left up a newly laid tarmacadam driveway which leads to Pen y Bryn.

#### 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.

#### 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)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 76                      | 82        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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