



6 Trem Y Coed

Tyn Y Groes LL32 8SW

£298,500

A modern detached 2 bedroom bungalow set within a desirable cul-de-sac setting in the Conwy Valley.

Viewing Recommended

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

Located on the outskirts of Tyn-y-Groes, within a small and select residential development, this attractive bungalow offers light, spacious and well-presented accommodation, complemented by landscaped gardens, a garage and private driveway. The property offers a spacious lounge and dining area with dual aspect, conservatory overlooking the rear garden, fitted kitchen, utility room. Master bedroom with fitted wardrobes and en-suite shower room, a further bedroom and a family bathroom with three-piece suite.



Tel: 01492 555500

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



Location

Tyn y Groes is located approximately 5 miles from the historic walled castle town of Conwy providing a range of shops for everyday needs. Within easy access of the A55 Expressway giving access to all main routes. The main Holyhead to London railway line at Llandudno Junction connects directly with Manchester airport.

The Accommodation Affords:
(Approximate measurements only)

Front Entrance

Part glazed uPVC double glazed door leading to 'L' shaped hallway.

Hallway:

12'7" x 11'6" (3.86m x 3.53m)

Radiator, double doors leading into Lounge, access to loft.

Lounge / Dining Room:

21'8" x 11'7" (6.62m x 3.55m)

uPVC double glazed bay window to front with views to the mountain range, uPVC window to side elevation, two radiators, coved ceiling.

Inner Dining Hall:

8'0" x 7'4" (2.46m x 2.25m)

Coved ceiling, uPVC patio doors leading to Conservatory.

Conservatory:

12'10" x 11'1" (3.93m x 3.40m)

Floor to ceiling uPVC double glazed windows, patio doors leading to rear garden area, wall mounted electric heater.



Kitchen:

9'8" x 9'1" (2.97m x 2.77m)

Range of base and wall units with work surface over, 1.5 inset sink unit, built-in electric oven, built-in four ring hob with extractor over, part tiled walls, radiator, uPVC double glazed window to side elevation. Inner glazed door leading to Utility Room.

Utility Room:

9'1" x 4'9" (2.77m x 1.45m)

uPVC double glazed door leading to rear garden, radiator, access to loft. plumbing for washing machine, Worcester gas central heating boiler.

Bedroom 1:

12'11" x 10'9" (3.96m x 3.30m)

Range of built-in wardrobes, radiator, uPVC double glazed window.

En-suite Shower Room:

8'5" x 2'7" (2.59m x 0.81m)

Low flush w.c, wash handbasin, shower cubicle with glazed door, fully tiled walls, electric wall heater, uPVC double glazed window.

Bedroom 2:

11'6" x 8'0" (3.53m x 2.46m)

uPVC double glazed window to rear elevation overlooking the garden, radiator.

Bathroom:

8'0" x 6'4" (2.46m x 1.95m)

Panelled bath, low flush w.c. wash handbasin, fully tiled walls, inset spotlighting, extractor fan, wooden double glazed window, electric wall panel heater, shaver point.

Services

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

Outside:

The rear garden is laid to patio areas, lawned area with mature trees and shrubs. Detached Garage (5.18m x 3.65m), with electric roller door, power and light connected.

Council Tax Band:

Conwy County Borough Council tax band F

Viewing

By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

Proof Of Funds

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.

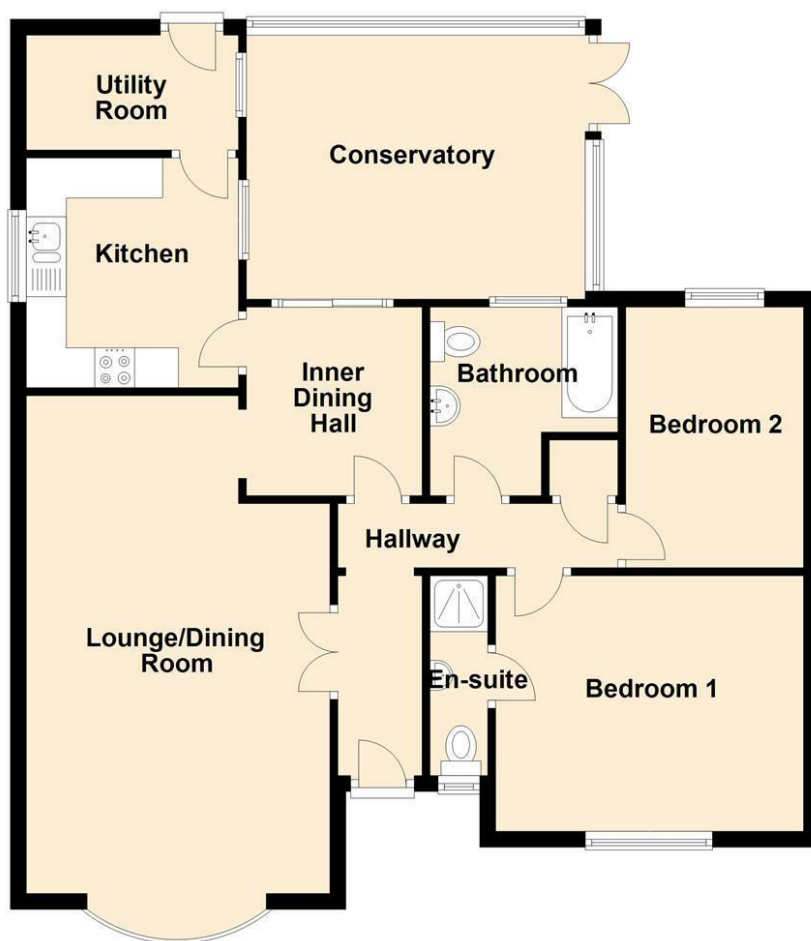
Directions

From Conwy, continue along the B5106 towards Llanrwst for approximately 5 miles into the village of Tyn y groes, turn right at the crossroads just before the former Red Lion Inn, continue up the lane towards Rowen, taking a right turning into Trem y Coed and the bungalow will be viewed on your right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground 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 or 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.

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