Dolwen

Tyn Y Groes LL32 8SZ

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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Tyn Y Groes LL32 8SZ

£695,000

A substantial detached dormer-style bungalow set in beautifully landscaped gardens within the sought-after village of Tyn y Groes, in the heart of the Conwy Valley.

VIEWING HIGHLY RECOMMENDED

Tenure: Freehold - EPC B - Council Tax: F

This impressive 4-bedroom, 2-bathroom home has been extensively renovated and remodelled, offering light-filled and flexible accommodation with a contemporary feel. The focal point of the house is a superb open-plan living area with a newly fitted kitchen featuring integrated appliances, central island with breakfast bar, and adjoining dining and sitting spaces. A contemporary log-burning stove provides a warm focal point, while wide bi-folding doors open onto a spacious south-facing terrace, perfect for entertaining and enjoying the far-reaching views down the valley.

Although situated within the village, the property enjoys complete privacy, set within its own generous grounds, thoughtfully planted with a variety of shrubs and perennials, creating colour and interest throughout the seasons. A splayed gated entrance leads to a wide driveway with ample parking and access to two garages. The rear gardens are a particular feature, with lawned areas, a paved sun terrace and superb outlook across the Conwy Valley.

Benefiting from central heating, double glazing and Solar panels which can be sold back to grid. this is a wonderful family home in a select and peaceful setting, within easy reach of Conwy, the coast and Snowdonia National Park.

Location

Tyn y Groes is a delightful rural village set within the beautiful Conwy Valley, enjoying a peaceful countryside setting with a strong sense of community. The nearby village of Rowen, just a short distance away, is renowned for its traditional country inn and the popular café, both of which provide excellent meeting places for local residents and visitors alike. Despite its tranquil location, the village is exceptionally well placed for a wide range of amenities and leisure pursuits. The historic walled town of Conwy, together with the coastal resort of Rhos-on-Sea and their sandy beaches, are both within easy reach. The area is also ideal for those who enjoy the outdoors, with an abundance of scenic walks nearby, including routes across the Roman Road and the surrounding hills and mountain ranges, all offering spectacular views across the Conwy Valley and beyond.

Accommodation Affords:

(approximate measurements only)

Covered Front Entrance :

With composite and glazed front door; floor to ceiling side windows.

Reception Hall

Timber effect flooring and access to rear hallway which has UPVC double glazed window overlooking rear; bespoke under stairs storage cupboards and staircase leading off to upper level bedrooms.

From Front Reception Hall Access To:

Open Plan Living/Dining/ Breakfast Kitchen. 55'5" x 16'1" (16.9m x 4.92)

Open plan living area which extends from fron to rear elevation offering bright and airy living accommodation;

Kitchen a superb fitted kitchen with quartz worktops and feature central island with breakfast bar integrated appliances including dishwasher; split level ovens; wine cooler;5 ring gas hob.

Living and Dining Area extending from kitchen toward the South facing garden; bespoke media unit and shelving to one side; rear area corner raised hearth with contemporary curved glass fronted log burning stove. Large wide bi-fold doors opening out onto South facing rear sun terrace and garden. Side French door leading to rear terrace.

Steps lead down to rear entrance lobby with door to front and rear elevations allowing through access.

Utility Room:

With plumbing for washing machine.

Cloakroom:

With low level w.c and wash basin.

From hallway pocket and timber and glazed door leads to inner hallway and downstairs bedrooms:

Bedroom 1: 13'0" x 11'0" (3.97m x 3.37m)
UPVC double glazed window overlooking rear; built in wardrobes with sliding mirror doors.

Bedroom 2: 12'2" x 9'10" (3.72m x 3m)
UPVC double glazed window overlooking front; inset spot lighting.

Family Bathroom: 13'8" x 8'5" (4.18m x 2.58m)
Large walk in shower; contemporary bath with mixer tap shower; vanity wash basin; concealed cistern w.c; extractor fan; vertical radiator and dual fuel two towel rails; wall and floor tiling.

First Floor Landing:
Bespoke built in wardrobes and linen storage cupboards; velux window.

Bedroom 3: (Master Bedroom) 13'8" x 19'1" (4.19m x 5.82m)
Vaulted ceiling with attractive front window overlooking front with fitted new England style blinds; velux windows to rear elevation; eves storage cupboards; radiators.

En-suite Bathroom:
Shower enclosure; vanity wash basin; concealed cistern w.c; wall tiling; chrome heated towel rail.

Bedroom 4: 11'1" x 12'9" (3.4m x 3.9m)
Currently used as office; two large velux double glazed windows overlooking rear; bespoke cupboards to eves with sliding door; wall lights; radiator; t.v point.

Outside:
The property is approached through a gated entrance opening onto a generous hardstanding driveway providing ample off-road parking and access to the attached garage with up-and-over door, as well as a further detached garage/workshop to the side.
The gardens and grounds are a particular feature of this property, extending to all sides and providing a delightful setting with established lawns, well-stocked borders, mature shrubs, and a variety of specimen trees. Colourful planting beds and rockeries offer seasonal interest, while neatly clipped hedges and boundary trees provide privacy and shelter.
To the rear, the garden opens out into a large lawn with a variety of seating areas including a charming vine-clad pergola. There is also a summerhouse and playhouse tucked away amongst the planting, adding character and versatility to the outside space.
A spacious south-facing terrace adjoins the house, directly accessible from the main living accommodation. This paved seating area is ideal for outdoor entertaining, al fresco dining, or simply enjoying the panoramic views down the valley and across to the surrounding hills.

Services:
Water, electricity, mains gas and drainage are connected to the property.
Energy efficient solar panels and underfloor heating to the ground floor areas all of which contribute to the excellent EPC rating.
The property also benefits from Solar panels which are owned outright by the property.

Agents Notes

Within the curtilage of the property there is a superbly appointed shepherd's hut, currently utilised as an artist's studio and private retreat. This charming and versatile space offers excellent potential for a variety of uses, including ancillary accommodation or guest overflow, subject to any necessary consents. The shepherd's hut is available by separate negotiation, if required.

Council Tax Band:

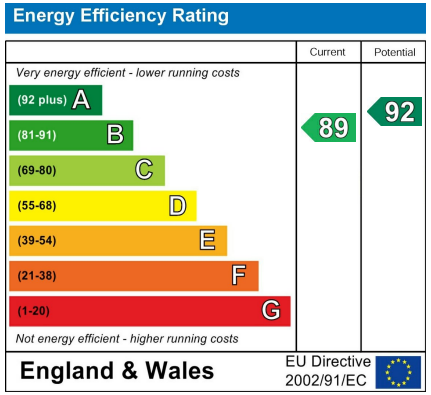
Conwy County Borough Council tax band F

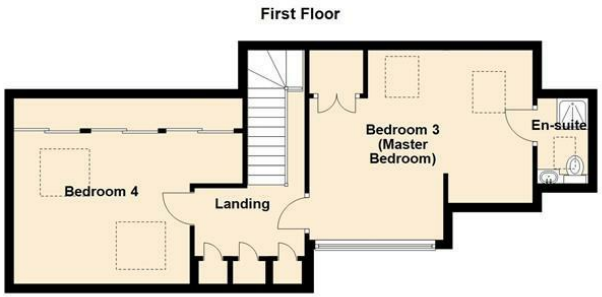
Viewing:

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

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.





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