



## 3 Tan Y Felin

Conwy LL32 8QZ

£295,000

A spacious, well appointed three bedroom bungalow occupying an elevated setting enjoying extensive views towards Conwy Castle and surrounding hillsides.

Located on the outskirts of Conwy forming part of four individually built split-level bungalows in a small cul-de-sac within a larger development in Gyffin outside the Conwy town walls.

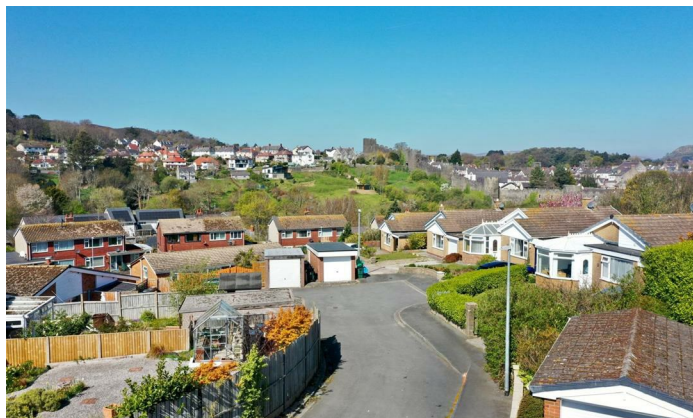
From the principal rooms there are outstanding south westerly views.

Integral car garage, gardens and parking. Side conservatory off kitchen enjoying views with access leading onto open side patio area.

Affording entrance vestibule, reception hall, lounge, large dining kitchen, conservatory, bedroom 1, bedroom 2, bedroom 3, shower room.

Located within walking distance of Conwy town centre and other local amenities.

Viewing Highly Recommended.



Tel: 01492 555500  
<https://www.iwanmwilliams.co.uk>







## Location

Located within walking distance of the historic castle town of Conwy. The town has a variety of retail outlets, hotels, library and several places of interest. There are local primary and secondary schools, social and recreational facilities including an 18-hole golf course and yachting marina nearby.

The Accommodation Affords:  
(approximate measurements only)

Fron Entrance Vestibule:

uPVC double glazed front door; coved ceiling;  
electric fuse box; cloak hooks; glazed door  
leading to:

L-Shaped Reception Hall:

Double panelled radiator; telephone point;  
access to roof space; coved ceiling.

Lounge:

16'0" x 11'11" (4.9m x 3.65)

uPVC double glazed window overlooking front  
and side elevation enjoying extensive views  
towards the castle and surrounding hillsides.  
Feature 'Adam' style fireplace surround with  
marble inset and hearth; coal effect electric fire  
(not tested), double panelled radiator; T.V. and  
telephone point; coved ceiling.





### Dining/Kitchen:

11'11" x 12'0" (3.65m x 3.66)

Range of fitted base and wall units with complementary worktops; 1 1/2 bowl sink with mixer tap; plumbing for automatic washing machine and dishwasher; space for fridge freezer; integrated oven; four plate ceramic hob and concealed extractor above; wine rack; uPVC double glazed windows overlooking side and front elevations enjoying extensive views; double panelled radiator; built-in cupboard housing Worcester combi boiler. Timber and glazed door leading to:



### Side Conservatory:

8'5" x 8'11" (2.58m x 2.73m )

Tiled floor; uPVC double glazed windows; extensive views towards Conwy Castle and beyond. Door leading to patio and garden.

### Bedroom 1:

13'9" x 11'0" (4.2m x 3.37m )

uPVC double glazed window overlooking rear; range of built-in bedroom furniture including wardrobes and bedside cabinets; double panelled radiator; coved ceiling.

### Bedroom 2:

13'6" x 10'3" (4.12m x 3.14m )

uPVC double glazed window overlooking rear; coved ceiling; radiator.

### Bedroom 3:

8'7" x 6'11" (2.62m x 2.12m )

### Shower Room:

8'2" x 6'6" (2.51m x 1.99m )

Large shower with glazed screen, electric shower, low level WC and vanity wash basin with built-in side cupboards and worktop over; two ladder style heated towel rails; uPVC double glazed window.



### Outside:

Property occupies a split-level site; has an integral car garage with up and over door; power and light connected. Steps lead to both front and rear entrance doors. The front garden is mostly terraced and slightly sloping grassed area; hardstanding for parking and turning area,; steps leading up to courtyard style patio at side of property with further steps leading to terraced rear garden with a variety of established shrubs and plants. The property commands a slightly elevated position and enjoys extensive views.

### Services:

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

### Council Tax Band:

Conwy County Borough Council tax band 'E'





### 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)

### Directions.

From the main roundabout after coming into Conwy turn first left through the archway, follow the road round to the right and take the second left, then take the left hand turning towards Bryn Castell, follow the road round to the left and the property will be viewed on the left hand side.




### 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.







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		
England & Wales		EU Directive 2002/91/EC 

### Ground Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. Plan produced using PlanUp.

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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