



Craiglwyd Trem Y Coed

Tyn-Y-Groes LL32 8SW

£329,950

A modern detached 3-bedroom bungalow in a desirable cul-de-sac setting, enjoying an elevated position with far-reaching views over beautiful countryside.

Located on the outskirts of Tyn-y-Groes, within a small and select residential development, this attractive home offers light, spacious and well-presented accommodation, complemented by beautifully landscaped gardens, a garage and private driveway. The property has recently been refurbished, including new carpets throughout and full redecoration

Spacious lounge and dining area with feature fireplace, dual aspect windows, and patio doors opening onto a small terrace, the perfect spot to enjoy the sweeping views and sunny aspect. Fitted kitchen with a range of base and wall units, integrated oven, hob, and space for appliances. Master bedroom with fitted wardrobes and en-suite shower room. Two further bedrooms and a family bathroom with three-piece suite.



Tel: 01492 555500

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





Location

Set in a peaceful cul-de-sac, the property is conveniently located within approximately 4 miles of Llanrwst and 5 miles of Conwy, offering good access to the A470 for commuting. The surrounding area is renowned for its natural beauty, with scenic walks, outdoor pursuits and access to the North Wales Coast.

The Accommodation Affords:
(Approximate measurements only)

Covered Front Entrance

Outside lighting, uPVC double glazed front door leading to reception hall, 'L' shaped, radiator, coved ceiling, access to roof space, built in linen/airing cupboard with shelving and radiator.

Lounge / Dining Room

11'8" x 24'0" (3.56m x 7.33m)

Spacious open plan room with feature fireplace, two radiators, bay window overlooking front enjoying panoramic views of fields, sliding floor to ceiling patio doors with exceptional views over the development towards the surrounding mountains and opening onto a small patio. Door to breakfast kitchen.



Breakfast Kitchen

14'8" x 9'7" (4.49m x 2.93m)

Fitted range of base and wall units with complimentary worktops, 1.5 bowl sink with mixer tap, plumbing for automatic washing machine and dishwasher, wall mounted Ideal central heating boiler, split level double oven and grill, gas hob and canopy extractor above, tall cupboard, space for American style fridge, radiator, uPVC double glazed window overlooking rear, sliding double glazed patio doors leading onto rear garden and patio.



Bedroom 1

14'5" x 11'3" (4.4m x 3.43m)

uPVC double glazed window overlooking front with open aspect and extensive views, radiator, built in wardrobe into recess.

En-suite Shower Room

Shower enclosure, pedestal wash hand basin, low level w.c. radiator, fully tiled walls, extractor fan.

Bedroom 2

8'6" x 13'5" maximum (2.6m x 4.1m maximum)

Radiator, uPVC double glazed window overlooking rear garden.

Bedroom 3

8'0" x 8'0" (2.45m x 2.45m)

Radiator, uPVC double glazed window overlooking rear, telephone point.

Bathroom

6'4" x 8'0" maximum (1.95m x 2.44m maximum)

Panelled bath with shower above, shower screen, pedestal wash hand basin, low level w.c. radiator, fully tiled walls, extractor fan, wall mounted mirror, uPVC double glazed window to rear.

Outside

The property commands an elevated position at the end of a cul-de-sac and enjoys panoramic views to front and side elevation. Driveway providing ample parking, single car garage. Attractive landscaped rear garden with established shrubs and plants, patio and raised decking for alfresco dining and entertaining, timber garden shed and drying area.

Garage

9'4" x 18'7" (2.85m x 5.68m)

Water tap, up and over door, side uPVC double glazed door, shelving, power and light connected.

Services

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



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.

Council Tax Band:

Conwy County Borough Council tax band F

Directions

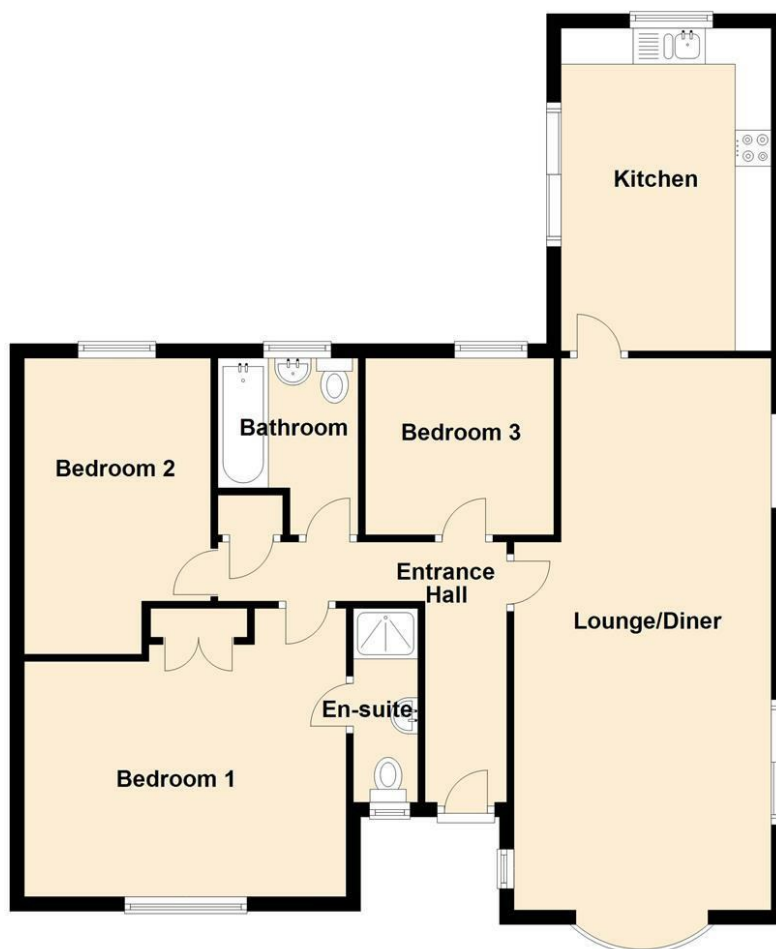
From Conwy, continue along the B5106 towards Llanrwst for approximately 5 miles into the village of Tynygroes, turn right at the crossroads just before the former Red Lion Inn, continue up the lane towards Rowen, taking a right turning into Trem y Coed, follow the road round to the right to the end of the estate and the property will be viewed on the left hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(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 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

5 Bangor Road
Conwy
LL32 8NG

Tel: 01492 555500
Email: conwy@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

