

3 Tal Y Fan

LL28 5NG

£269,000





A well presented detached three bedroom bungalow situated in a popular residential setting on the outskirts of Glan Conwy. The property occupies an elevated position that provides an attractive open outlook towards the surrounding hills and enjoys a pleasant front aspect across the neighbourhood.

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

The accommodation benefits from double glazing and central heating and offers a comfortable and well planned layout. An entrance porch leads into lounge with feature fireplace and curved front window that draws in plenty of natural light. From here, two steps rise to a small inner landing giving access to the bedrooms. There is a separate dining room and a fitted kitchen, together with a useful utility room formed from part of the original garage. The front section of the garage remains in use for storage.

There are three bedrooms in total, each with fitted wardrobes. Bedroom one enjoys views towards the front, bedroom two includes built in storage and bedroom three is currently arranged as a home office. A conservatory at the rear provides an additional sitting area with a pleasant outlook over the garden.

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

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



Location

Glan Conwy is a popular village overlooking the estuary towards the castle town of Conwy, offering local amenities including primary school, a Public House and several other small businesses. Conveniently situated a short distance from the A55 expressway and the larger towns of Llandudno and Colwyn Bay.



Outside

The property has a driveway, front garden with established shrubs and a level patio seating area that enjoys the open aspect. The rear garden is arranged in terraces with well stocked beds, mature shrubs, garden pond and further patio seating areas, creating a private and attractive outdoor space.

The Accommodation Affords:

(Approximate measurements only)

Front Entrance Porch

uPVC double glazed outer door and window.

Lounge

11'1" x 17'10" (3.39m x 5.46m)

Feature fireplace with marble inset, coal effect gas fire, coved ceiling, wall lights, radiator, TV point, uPVC double glazed bow window overlooking front enjoying open aspect and views.

From Lounge, two steps leading up to landing. Built-in cylinder cupboard with shelving.



Dining Room

14'0" x 7'9" (4.28m x 2.37m)

Engineered oak flooring, double panel radiator, wall lights, uPVC double glazed window overlooking rear. Archway leading to Kitchen.

Kitchen
11'8" x 6'6" (3.57m x 2.0m)
Fitted base and wall units with complimentary worktops, electric cooker point, concealed filter extractor, 1.5 bowl sink with mixer tap, plumbing for dishwasher, double panel radiator, wall tiling. uPVC double glazed door and window to rear.

Utility Room
7'6" x 6'6" (2.29m x 2.0m)
(this is a store and utility room forming part of a converted garage). Radiator, plumbing for automatic washing machine, space for freezer and dryer. Wall cupboards, extractor fan.

Bedroom 1
12'0" x 9'10" (3.67m x 3.0m)
Built in wardrobes and storage cupboards above, uPVC double glazed bow window overlooking front enjoying open aspect and views, radiator, coving.

Bedroom 2
9'7" x 7'3" (2.93m x 2.22m)
Window overlooking rear Sun Lounge. Built in wardrobe and storage cupboard, coved ceiling, radiator.

Bedroom 3
6'4" x 11'9" (1.94m x 3.6m)
(currently used as an office). Fitted wardrobes and storage cupboard housing central heating boiler, sliding patio doors onto rear sun lounge, radiator.
Located off the rear is a Sun Lounge, double glazed with tiled floor, wall lights, door leading to outside rear garden.

Shower Room
5'4" x 6'11" (1.63m x 2.13m)
Large shower enclosure, vanity washbasin, low level w.c. wall tiling, ladder style heated towel rail, uPVC double glazed window, medicine cabinet.

Outside
The property commands an elevated position within the estate and has a driveway providing ample off-road parking, converted garage providing storage, side access leading to a sizeable rear garden, terraced with flags and raised beds, patio area, garden pond and lean-to store.

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.

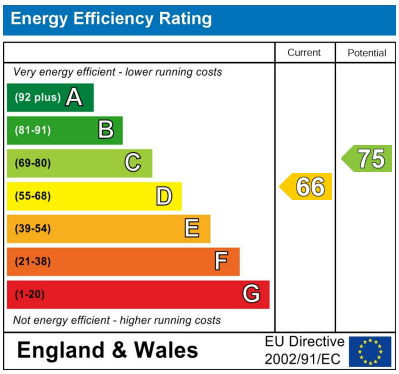
Council Tax Band:
Conwy County Borough Council tax band D

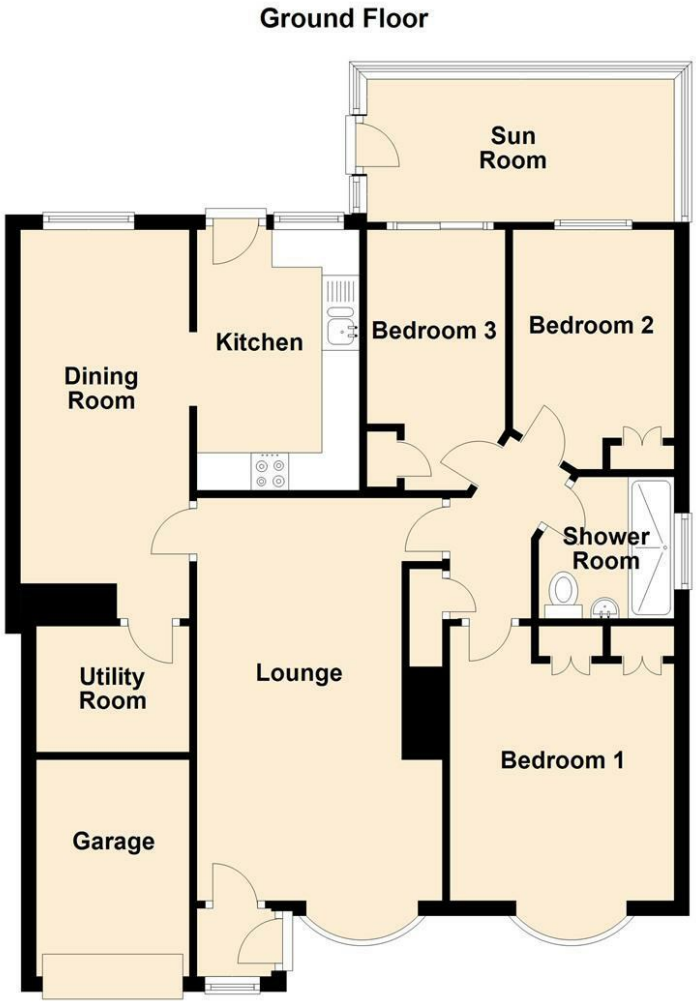
Directions
Proceed into Glan Conwy from the direction of the A55 Expressway, turn left by the playing fields and second right into Top Road. Continue up Top Road and turn right into Tal a Fan and the property will be viewed a short distance on the left hand side.











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 option 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

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI