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**29 Ffordd Naddyn, Glan Conwy, Colwyn Bay, Conwy,  
LL28 5NH**



**£335,000**

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THIS IS A BEAUTIFULLY UPDATED AND PRESENTED 3 BEDROOM 3 BATHROOM DETACHED FAMILY SIZED RESIDENCE ON A GOOD SIZED CORNER PLOT WITHIN HALF A MILE OF A LOCAL SHOP AND EASY ACCESS TO THE A55 EXPRESSWAY TO HOLYHEAD AND CHESTER, 4 MILES FROM LLANDUDNO.

The accommodation briefly comprises:- front door to good sized porch; hall; lounge with solid fuel fireplace, separate dining room leading through to a timber framed and enclosed pergola; kitchen with built in double oven, 4 ring gas hob and cooker hood; ground floor 3 piece bathroom with feature sparkle PVC wall boarding; first floor landing; principal bedroom with built in wardrobes; a small en-suite office area and a spacious 4 piece en-suite including free standing bath and corner shower with feature sparkle PVC wall boarding; 2 further good sized bedrooms and a modern 3 piece shower room. The property features gas fired central heating. upvc double glazed windows, and fibre broadband connection. Outside easily maintained garden to the front and side with decorative chippings, off road brick paved parking for up to 5 cars and a good sized single car garage, part terraced rear garden with patio areas, built in barbeque and artificial grass area and potting shed.

INTERNAL INSPECTION OF THIS DESIRABLE PROPERTY IS HIGHLY RECOMMENDED

The accommodation comprises:

Side access upvc double glazed FRONT DOOR to:-

#### PORCH

Wood effect lino flooring, cloaks area, wall cupboards, shelving, upvc double glazed window, inner upvc double glazed door to:-

#### HALL

Wood effect flooring, display shelving, radiator.

LOUNGE 14'7" x 13'3" (4.45m x 4.04m)



Wood effect flooring, fire surround with granite hearth and inset, multi fuel smokeless log burner, coving, display shelving, tv point, 2 x double radiators, upvc double glazed window.



DINING ROOM 10'11" x 10'0" (3.33m x 3.05m)



Wood effect flooring, serving hatch to kitchen, under stairs cupboard, radiator, double opening upvc double glazed doors to:-

TIMBER FRAMED ENCLOSED PERGOLA 10'9" x 9'7" (3.28m x 2.93m)



With sliding plastic windows, heater light, artificial lawn flooring, opening door to garden.



### KITCHEN 12'10" x 8'6" (3.92m x 2.60m)



Fitted range of white fronted base, wall and drawer units and under unit lighting, blue slate effect rolled edge laminate worktops and matching splashbacks, incorporating single drainer sink unit and mixer tap, plumbing for dishwasher and washing machine, double 'Bosch' electric oven and 4 ring gas hob with cooker hood over, space for fridge freezer, wall mounted 'Ideal' combination central heating and hot water boiler, hatch serving dining room, display shelving, wood effect flooring, upvc double glazed window, upvc double glazed door to rear patio.



### 3 PIECE GROUND FLOOR BATHROOM



White suite comprising panel bath with mixer tap and shower attachment, vanity wash hand basin with splashback, close coupled wc, feature sparkle PVC wall boarding, mirror inset, ladder style towel rail and sparkle PVC to ceiling, tile effect flooring, upvc double glazed window.

An enclosed staircase from the entrance hall leads to:

### FIRST FLOOR LANDING

### PRINCIPAL BEDROOM 1 14'2" x 13'0" (4.34m x 3.97m)



Including large fitted double wardrobe with mirror fronted sliding doors, recessed downlighters to ceiling, upvc double glazed window, double radiator.

Access to half boarded loft storage with lighting via drop down loft ladder.

### EN-SUITE 4 PIECE BATHROOM 11'0" x 6'3" (3.36m x 1.92m)



White suite comprising free standing claw feet bath with mixer tap and shower attachment, large corner shower stall with twin shower heads, including drench shower, large vanity wash hand basin and mixer tap, close coupled wc, mirror with display lighting, shaver point, ladder style towel rail, extractor, feature black and white flooring and feature sparkle PVC wall boarding, recessed downlighters to ceiling, upvc double glazed window.



### EN-SUITE STUDY AREA TO PRINCIPAL BEDROOM



With desk, book and storage shelving, recessed downlighters, upvc double glazed window.

**BEDROOM 2 9'9" x 9'7" (2.98m x 2.93m)**



Including fitted double wardrobe, tv point, upvc double glazed window, radiator.

**BEDROOM 3 9'9" x 6'5" including doorway recess (2.98m x 1.98m including doorway recess)**



Including fitted double wardrobe, tv point, upvc double glazed window, radiator.

### 3 PIECE SHOWER ROOM



White suite comprising corner shower with drench shower, wash hand basin, close coupled wc, ladder style towel rail, shaver point, recessed downlighters to ceiling, extractor, feature sparkle PVC shower wall boarding, upvc double glazed window.

### OUTSIDE

#### FRONT AND SIDE GARDEN



With decorative chippings and pavings, side block paved parking area for 5 cars plus dependant on size leads to:-

**DETACHED SINGLE CAR GARAGE 15'11" x 11'2" max width (4.86m x 3.41m max width)**

With light, power, ample sockets, up and over door, rear personal door.

### REAR GARDEN





### FULLY ENCLOSED PRIVATE GARDEN AREA



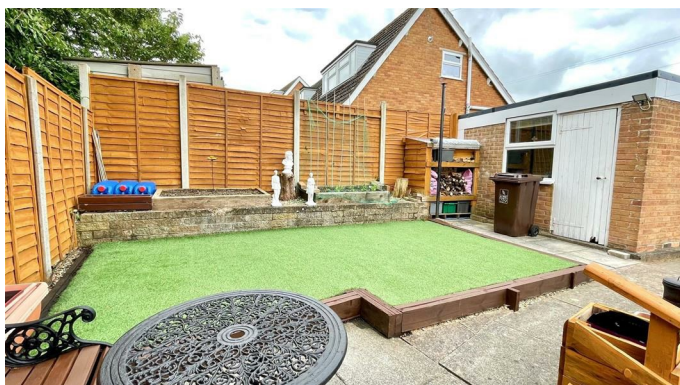
Enclosed tiered rear garden. Arbour with seating, decorative chippings, paved seating areas, bins store, feature brick built BBQ, external lighting, outside water tap.

### ENCLOSED PAGOLA



Late evening, showing overhead heater light, ceiling and outside decorative lighting.

### TOP GARDEN AREA



Artificial lawned area with raised vegetable beds, log store, seating area, side covered potting shed area with shelving.

### TENURE

The property is held on a 'Freehold' Tenure.

### COUNCIL TAX

Is 'D' as obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

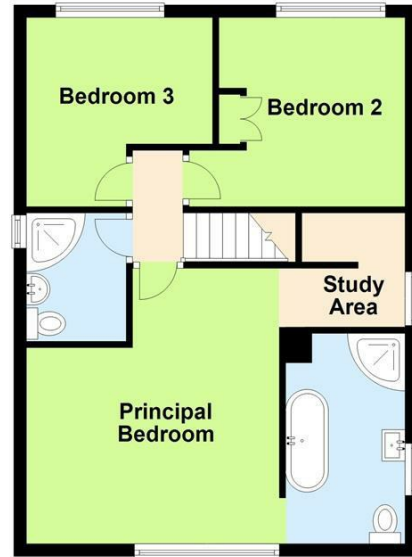
## Ground Floor

Approx. 66.4 sq. metres (714.7 sq. feet)



## First Floor

Approx. 50.6 sq. metres (544.1 sq. feet)

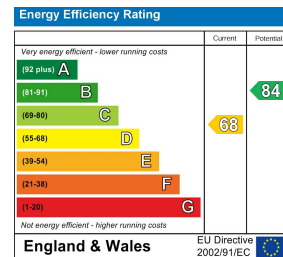


Total area: approx. 116.9 sq. metres (1258.8 sq. feet)

## Area Map



## Energy Efficiency Graph



## Directions

From Glan Conwy Corner, follow the signs for Glan Conwy, passing Snowdonia Nurseries on the right hand side proceed approximately 300 yards and turn left onto Chapel Street, take 2nd right onto Top Llan Road, follow up the hill, turn right at Tal-y-Fan, turn 1st right onto Ffordd Naddyn follow the road down and the property is on the left hand side on the corner of Ffordd Naddyn and Trefant. REF A484 14/06/24 Rev 19/06/24

We will be pleased to arrange a viewing of this Home

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Llandudno Office Opening Hours - Monday to Friday: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

