

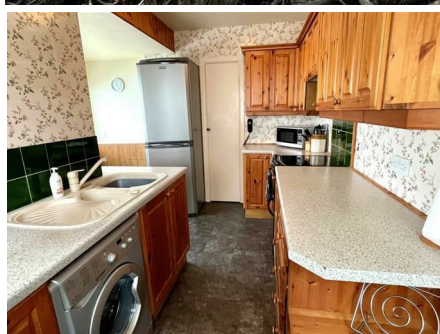
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## The Firs, 2 Bryn Hyfryd Park, Conwy, LL32 8PF



**No Onward Chain £299,950**

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[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)



THIS LOVELY ARTS AND CRAFTS 3 BEDROOM SEMI DETACHED HOME IS FULL OF CHARACTER BUT IS NOW IN NEED OF UPDATING AND IS WITHIN EASY ACCESS OF THE TOWN CENTRE AND QUAY. The accommodation briefly comprises:- vestibule; hall opening to lounge and dining room; separate morning/breakfast room; kitchen; first floor landing; 3 bedrooms; 2 piece bathroom and separate cloakroom. The property features gas fired central heating from a combination boiler, secondary glazed windows. Outside - corner plot, garden with lawns, flower beds, shrubs and trees, small rear courtyard and off road parking on private land for several cars shared by other property on the street. Gated access to the rear gives pedestrian access for maintenance.

INTERNAL INSPECTION HIGHLY RECOMMENDED

The accommodation comprises:-

ENCLOSED FRONT ENTRANCE VESTIBULE



Upvc double glazed outer doors and floor to ceiling windows, tiled floor, original timber door leading to:

ENTRANCE

Cloak hooks, radiator.

LOUNGE 13'1" x 11'10" (4m x 3.61m)



Leaded windows and secondary glazing, beamed ceiling, radiator, bricked fireplace with raised plinth and hearth, original timber and glazed folding room dividers.



DINING ROOM 14'0" x 11'11" (4.28m x 3.64m)



Leaded windows, radiator, beamed ceiling.

ARCHWAY LEADING TO:-

Inner lobby with staircase leading off to first floor level.

BREAKFAST/ MORNING ROOM 11'4" x 9'10" (3.47m x 3m)



Tiled fireplace surround, gas point, secondary double glazed leaded window to rear, beamed ceiling, radiator, timber and glazed door leading to.



**KITCHEN 12'9" x 6'5" extending to 10'5" breakfast area (3.91m x 1.97m extending to 3.2m breakfast area)**



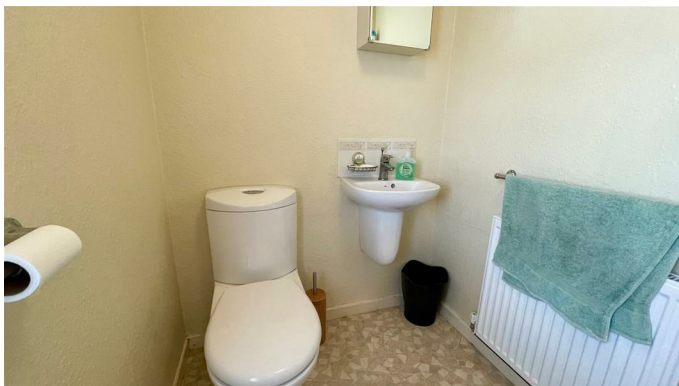
Under stairs storage cupboard, timber and glazed rear door and window, L shape kitchen with fitted range of base and wall units, 1½ bowl sink with mixer tap, plumbing for automatic washing machine, electric cooker point, tiled splashback, built in larder cupboard, side breakfast area, radiator, secondary glazed window overlooking side, space for fridge freezer.



#### **FIRST FLOOR SPLIT LANDING**

Secondary glazed window to rear, radiator.

#### **CLOAKROOM**



With WC and wash basin, built in linen cupboard, radiator.

#### **FIRST FLOOR LANDING**

Built in cupboard housing Worcester combi boiler for central heating and hot water system.

**BEDROOM 1 11'9" x 10'11" (3.6m x 3.34m)**



Including wardrobes along one wall with integrated dressing table and overhead storage cupboard, hidden access to eaves storage, radiator.

**BEDROOM 2 11'10" x 9'9" (3.63m x 2.98m )**



Secondary leaded window overlooking front, radiator, hanging rail.





### BEDROOM 3 8'9" x 9'10" (2.69m x 3m )



Secondary glazed window to rear elevation, desk and shelving, built in wardrobe, storage cupboard, radiator.

### BATHROOM 7'10" 6'6" (2.41m 1.99m)



Panelled bath with electric shower over, pedestal wash hand basin, built in storage cupboard, secondary glazed window overlooking side, radiator.

### OUTSIDE



The property occupies a delightful setting, just outside the town walls slightly raised from the road in an attractive corner plot, lawned gardens, established shrubs and plants, flower borders, sunny front aspect, side path leading to enclosed rear courtyard garden with high level walling providing privacy. Gated access to the rear gives pedestrian access for maintenance. Off road parking on private land for several cars shared by other property on the street.



### SERVICES

Main water, electricity, gas and drainage connected to the property.

### TENURE

The property is held on a FREEHOLD tenure.

### COUNCIL TAX

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



**Ground Floor**

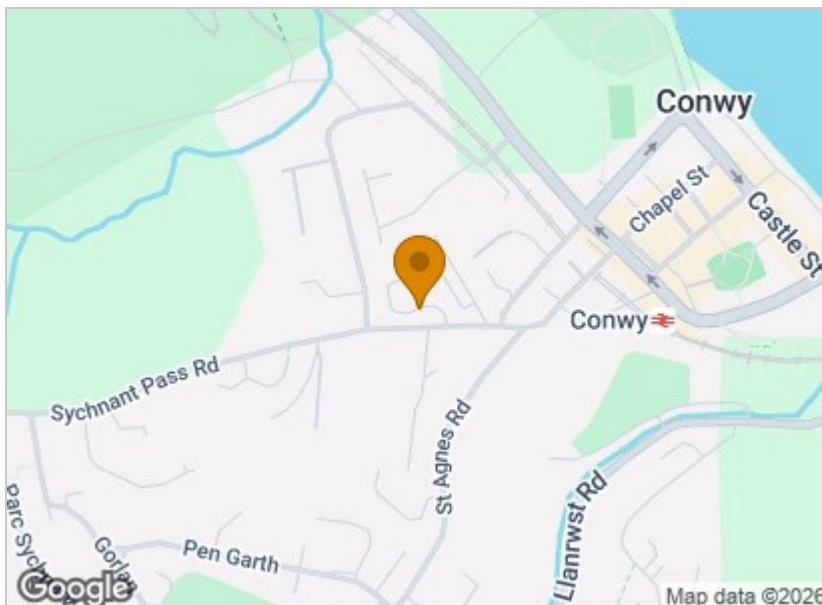


**First Floor**

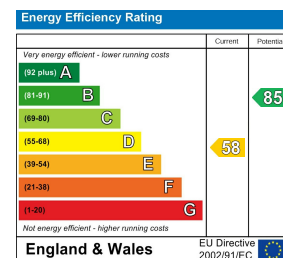


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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



## Directions

From Conwy Castle head into the town, after the main square turn left through the archway, then turn right follow the road up and take the third turning on the right onto Bryn Hyfryd Park and the property is on your right hand side. Ref A564 16/01/25 Rev 21/08/25

**We will be pleased to arrange a viewing of this Home**

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

