

Anthony Flint

property consultants



Yr Hen Gapel, Bryn Rhys,
Glan Conwy, Conwy Valley

LL28 5NU

Offers Over
£325,000

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YR HEN GAPEL, GLAN CONWY VILLAGE, CONWY

Yr Hen Gapel is a hidden gem in the Glan Conwy countryside. Located in an elevated position in Glan Conwy Village, this property overlooks the Conwy River, down the picturesque Conwy Valley and over towards the Conwy Castle meaning you can enjoy some stunning views.

This spacious former Chapel has been modernised throughout and offers surprisingly spacious and modern accommodation with light and airy open plan living space, plus four double bedrooms, off road parking, a small garden and patio area.

This property is a former chapel beautifully converted by the current owners approx seven years ago. The result, a gorgeous, four-bedroom, semi-detached home in a wonderful location. The property now offers bright, spacious accommodation across two floors. The size and layout of the property allows for versatile living with rooms to suit any owner's needs, ideal in this current climate, where a Home Office is an essential part of our new way of working and family environment.

No Onward Chain.

On the GROUND FLOOR you are greeted with a porch and original Chapel door leading into a lovely open plan living/dining room and kitchen, again modernised to a high standard. There is also a lounge/snug, a fourth bedroom/study as well as a WC and boiler room. There are three spacious bedrooms and a bathroom on the FIRST FLOOR - with the main bedroom having a spacious en suite.

Externally, there is a patio area to the front and rear of the property and off-road parking, ideal for the location.

THE ACCOMODATION

GROUND FLOOR: Open plan living/dining room and kitchen, bedroom 4/study, WC, boiler room and lounge room.

FIRST FLOOR: Three double bedrooms (main bedroom with an en suite) and bathroom.

EXTERNALLY: Grassed area to front, patio area to rear. Off road parking.

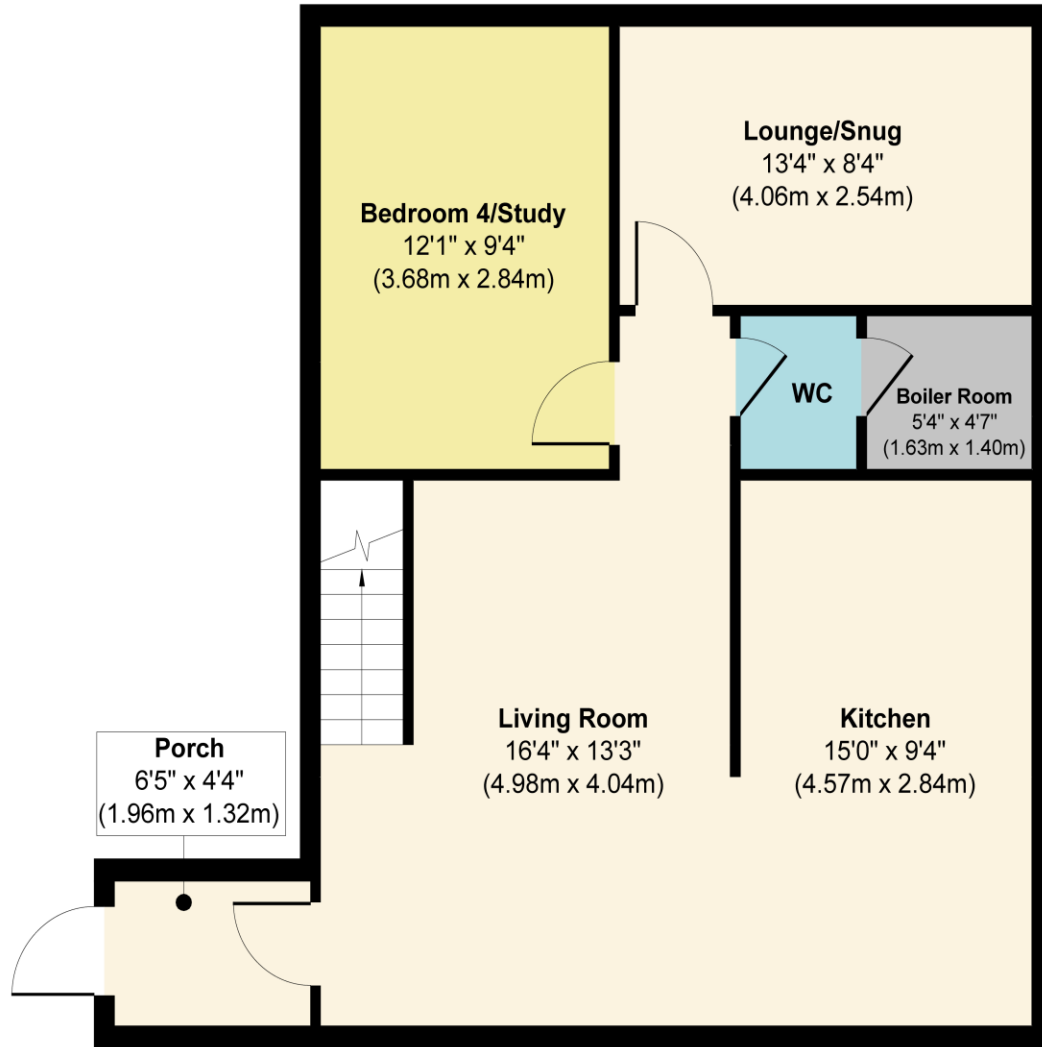
VIEWING ARRANGEMENTS

To book a viewing, contact the friendly team at Anthony Flint Property Consultants on 01492 877 418 or email llandudno@anthonyflint.co.uk. Alternatively pay us a visit at 125 Mostyn Street, Llandudno.

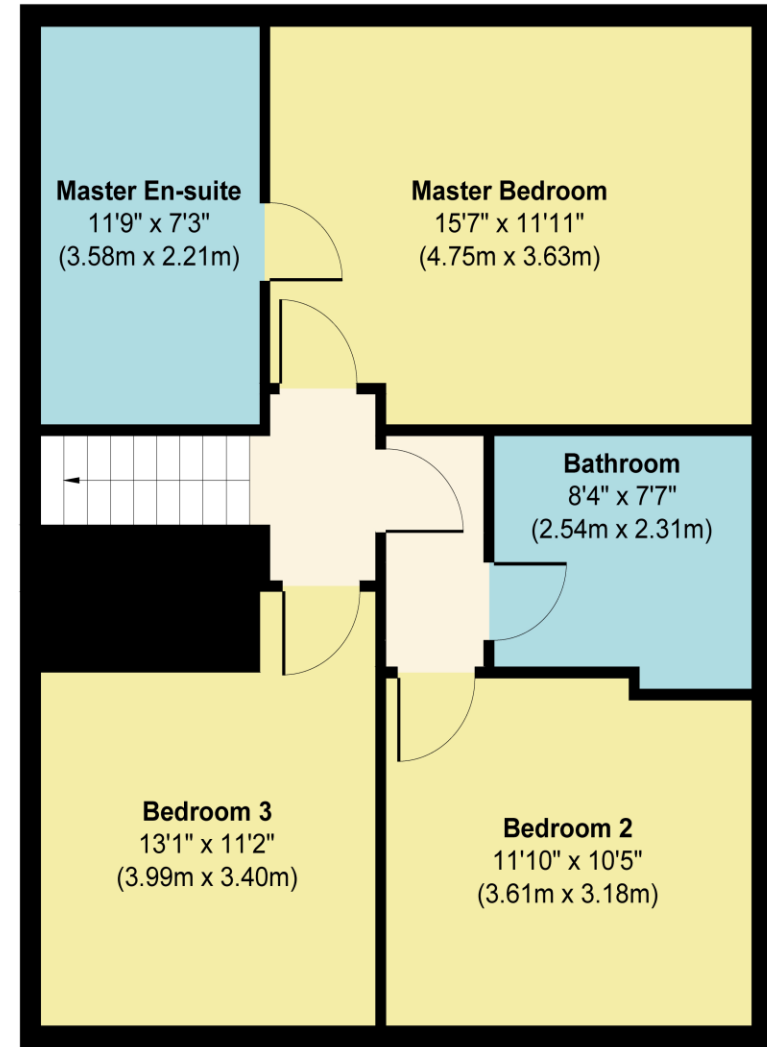
July 2021.



Yr Hen Gapel



Ground Floor
 Approximate Floor Area
 716 sq. ft
 (66.51 sq. m)



First Floor
 Approximate Floor Area
 688 sq. ft
 (63.91 sq. m)

Approx. Gross Internal Floor Area 1404 sq. ft / 130.42 sq. m

Not to Scale. For illustration purposes only.

Produced by Elements Property



Tenure and Council Tax: Tenure - We are informed by the vendors that the property is Freehold. We are informed by the vendors that the Council Tax Band is Band D Conwy County Borough Council.

Viewing: Strictly by appointment through our Anthony Flint Office.

Services: Please note that none of the services, fittings, fixtures or appliances, heating/plumbing installations or electrical systems have been tested by the Estate Agent and no warranty is given to verify their working ability.

Proof of Identity and Funds: In order to comply with anti-money laundering regulations, Anthony Flint 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. PROOF OF FUNDS: a copy of a mortgage offer or bank statement providing evidence of funding is required before we can advise Solicitors of a purchase.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.