

Anthony Flint

property consultants



Glen Usk, Tyn Y Groes,
Conwy Valley, LL32 8TQ

Asking Price
£545,000

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Diving through the picturesque Conwy Valley countryside and over the iconic iron bridge at Tal-y-Cafn and up into beautiful rural village of Tyn-Y-Groes. There nestling in the peaceful fields and countryside landscape is Glen Usk a stunning bungalow residence - a modern & contemporary styled, spacious, four-bedroom detached home which has over recent years been modernised & re-modelled throughout to a very high specification. Internally the property presents as a modern masterpiece with bright airy rooms and an amazing open plan kitchen with retractable doors to the rear garden, overlooking sweeping field views set amongst a Conwy Valley backdrop.

Externally, the rear garden consists of a large lawned area and a patio space perfect for entertaining guests or for the kids to run around.

There are GMS electric gates which can be controlled through your phone and plenty of space to park your car whether it be on the extensive driveway area to the front and side of the property or the double garage and benefiting from LPG gas central heating and uPVC double glazed windows.

There is just so much room and so much to like about this impressive home

OPEN PLAN - LIVING..DINING..FITTED KITCHEN A lovely open plan hallway/kitchen, with integrated dishwasher and wine cooler. NEFF - double oven, five burner induction hob, extractor fan and integrated microwave. LED lighting above the cupboards to set the mood while you are cooking up a storm. Views over the rear garden and sweeping views of the fields with the Conwy Valley as a picturesque backdrop. Large retractable doors opening to the rear patio area.

LOUNGE Sit down in relax in this cosy, yet bright lounge room. Perfect for chilling out with the family or entertaining guests. Located towards the front of the property and in an elevated position, the room allows you to enjoy sweeping views of the surrounding countryside. The lounge also features a contemporary recessed fireplace and comes with a TV point.

MASTER BEDROOM & EN SUITE The master bedroom is located to the front corner of the property with its own three piece en-suite shower room.

All four bedrooms are large enough to house at least a double bed and storage units wardrobes, chest of drawers, etc.

BEDROOM #2 Lovely, spacious, bright, airy - these are just a few adjectives that could be used to describe, not just this bedroom but the entire property. Once again, in this bedroom there is space enough for a large double bed, wardrobes, with room left over.

BEDROOM #3 This is a sizeable room, big enough for a large double bed with plenty of space for more furniture including wardrobes, etc. Even then there would still be some room left over. This room is located by the kitchen and faces the rear of the property. This allows you to peak into the back garden and then out across the fields towards the beautiful Conwy Valley.

BEDROOM #4. Bedroom #4 is located to the side of the property, enjoying views of the rolling fields surrounding the property.

UTILITY ROOM Located just off the open plan kitchen/hallway the utility area boasts integrated washing machine and tumble dryer. Contains bench and cupboard space, ideal for doing all your homely chores.

FAMILY BATHROOM Another fantastic feature of this property, this contemporary styled bathroom oozes elegance and class. This four-piece bathroom offers a tranquil place to escape and wash all your troubles away in a lovely warm bubble bath or get lost under the cascading water in the shower.

EXTERNAL

Internally the house itself oozes elegance and is an absolute modern masterpiece and the outdoor space finishes the property off. A lovely patio area out from the retractable doors to the kitchen offers the perfect entertaining area - perfect for having guests around and enjoying a bbq and a cold one in the summer or a woodfire pizza while sat around a chimenea in the winter. All this while taking in the breathtaking views that surround you - seamlessly never-ending fields set upon the Conwy Valley backdrop. To one side of the property there is a garden shed and the other a driveway leading to the double garage. To the front of the property there is ample space for parking multiple cars. If you are into your walking there is a public path just to the side of the property which leads out into the fields beyond.

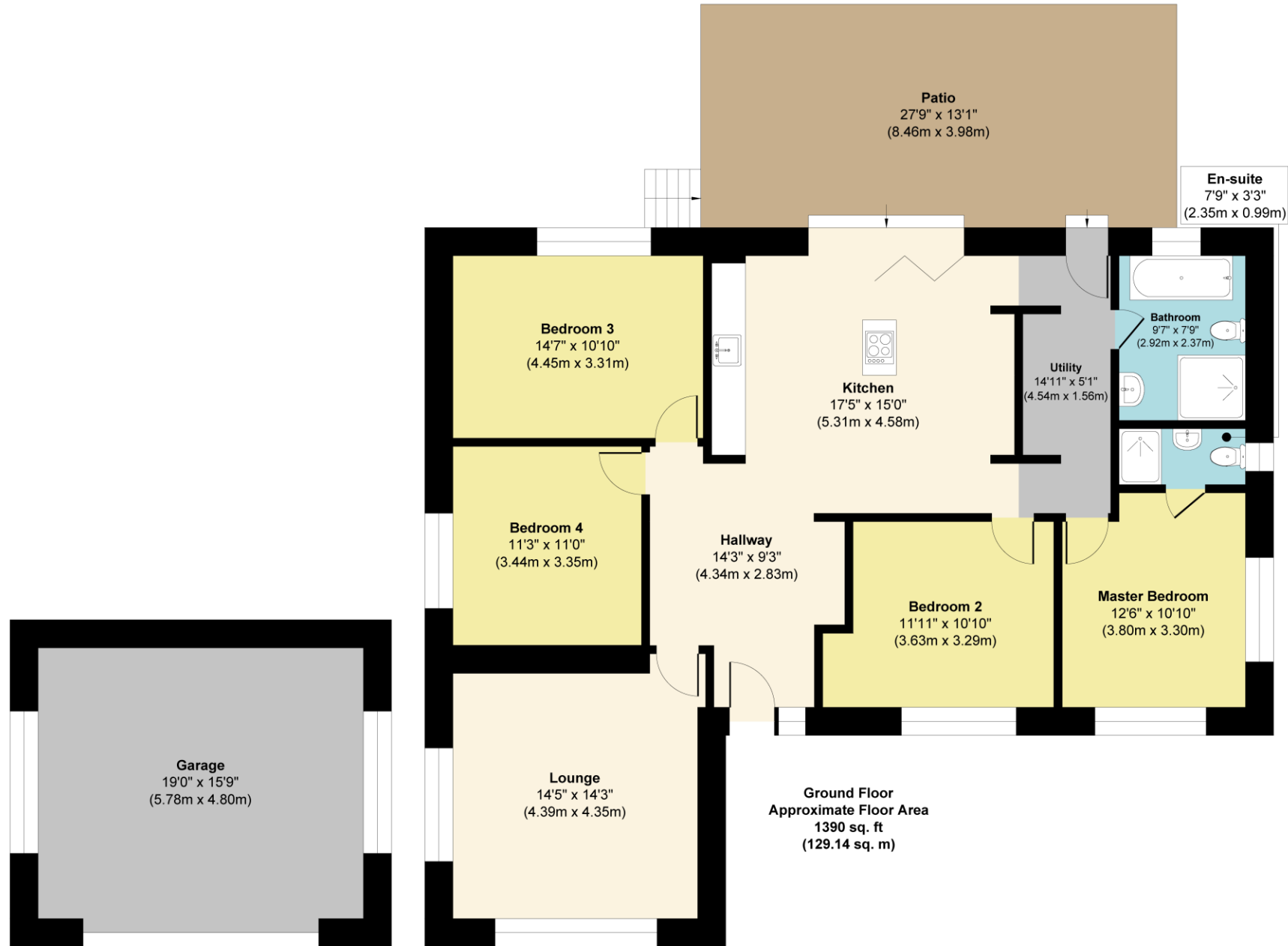
GARAGE

Double garage located to the side of the property. Access via remote controlled roller door.

PG March 2022.



Glen Usk



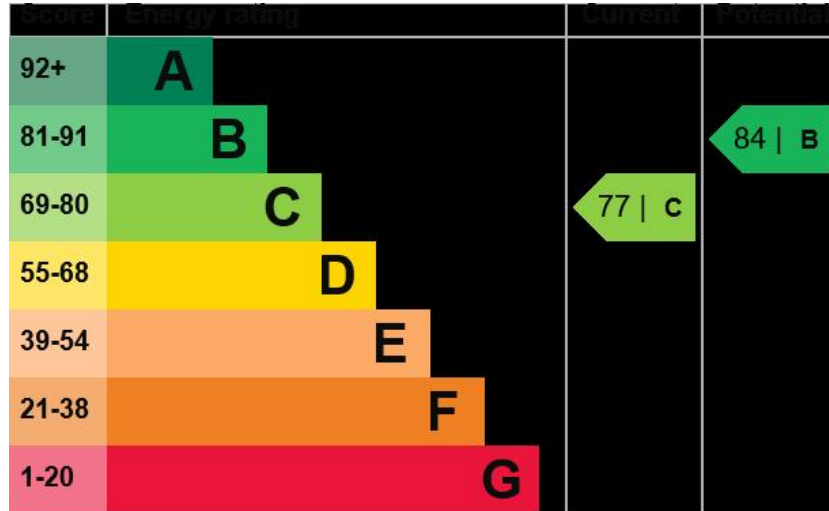
Garage



Approx. Gross Internal Floor Area 1390 sq. ft / 129.14 sq. m (Excluding Garage)

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 E 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.