

Anthony Flint

property consultants



Tyn y Felin, Esgyryn Road,
Segurinside, Llandudno Junction,
Conwy, LL31 9QE

Asking Price Of
£575,000







Anthony Flint

VIEWS FOR DAYS...

You won't find many better views than these.

ARGUABLY THE BEST VIEWS IN THE COUNTY...Located at the base of the highly popular semi-rural village of Bryn Pydew, is Tyn y Felin. Situated on the Segurinside hillside, the locality of the property gives occupants 180-degree views of the surrounding area. The property boasts breath taking views of the picturesque Conwy Valley, Llangwstenin, Bryn y Maen, and if you look hard enough you can just see the historic Conwy Castle. Whether it be the middle of winter or the height of summer, you can enjoy the views all year round. You can wake up to views, then enjoy the views downstairs from the living or lounge area, then if you are entertaining outside you can sit on the balcony or lawned area without losing sight of the picturesque countryside.

Located on the outskirts of Bryn Pydew, Tyn y Felin allows you the feel of living in a semi-rural location while also being close to local amenities and popular towns including Llandudno and Conwy. If you are moving as a family, this is the ideal spot with some of the area's most reputable schools just a short drive away.

The accommodation consists of a lounge, large open plan kitchen, dining and living room, bedroom, WC and on the ground floor. While on the first floor there are two bedrooms and a bathroom.

Externally, there is a driveway with enough room to fit a minimum of five cars. There is a large garage/workshop, and for those that are keen horse/pony riders, there is also a small stable.

This area is large enough to be converted into additional accommodation, a home office space or a holiday let – all subject to planning permission. There is also a long basement area, ideal for storage purposes. There is a south facing balcony, and grassed garden space, while there is also a small patio area to the north of the property which leads to the front door and into the kitchen.

EXTERNAL

Laundry room, large garage/workshop, stable, driveway, balcony, basement/storeroom, and patio.

AMENITIES

LPG heating, private drainage, space for integrated dishwasher, double glazed windows through-out.

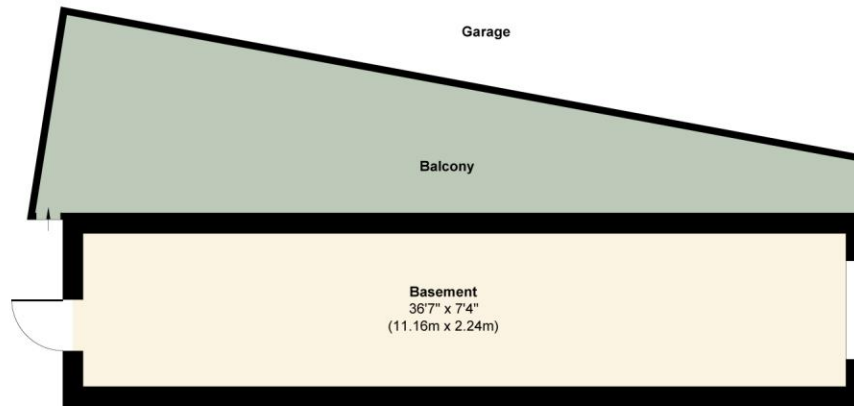
LOCATION

Located on the outskirts of Bryn Pydew, at the base of the iconic Obelisk, this property sits on the Segurinside hillside. Close to the A470 and with easy access to the A55 which links the area to places like Chester and Anglesey. Within close proximity (some within walking distance) to a number of reputable schools. Under 4 miles to popular tourist destinations including Llandudno and Conwy. Close to public transport links including mainline railway and bus stops, and local amenities like shops, restaurants and hospitals while still maintaining a semi-rural feel.

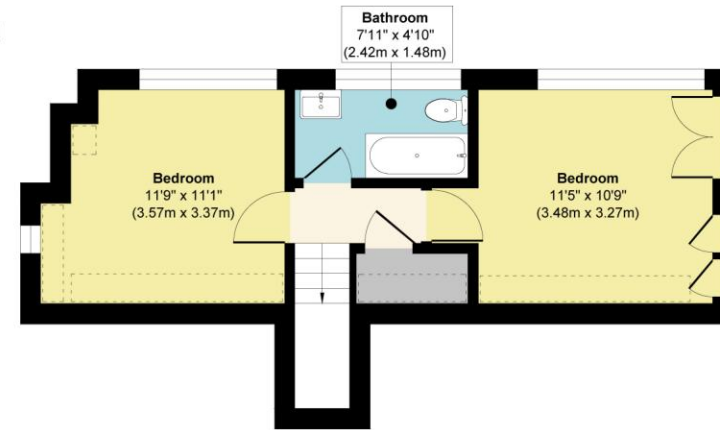
For those keen on their sports, there are a number of high calibre golf courses nearby as well as rugby, cricket, bowls and tennis clubs.



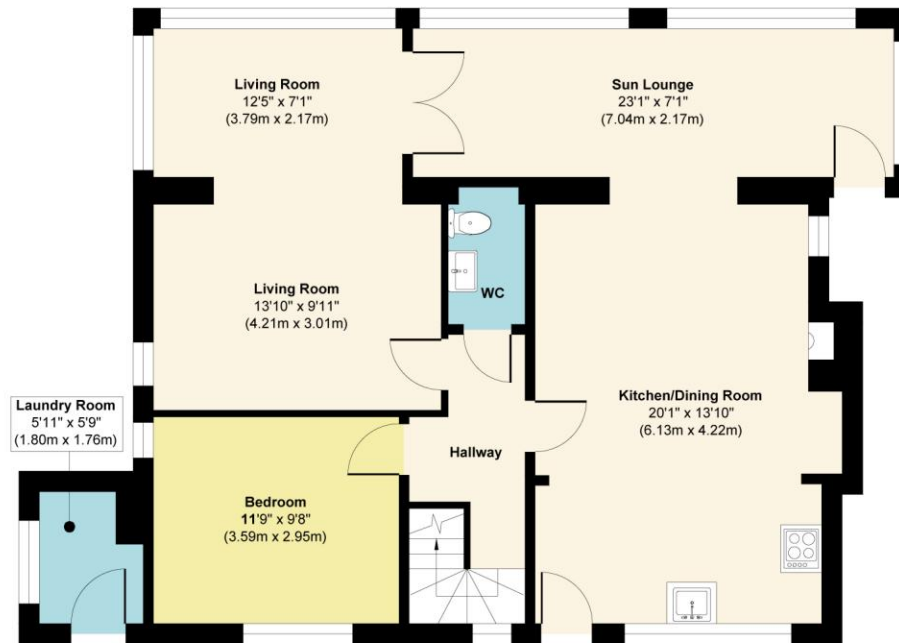
Tyn y Felin



Basement
Approximate Floor Area
268 sq. ft
(24.99 sq. m)



First Floor
Approximate Floor Area
334 sq. ft
(31.05 sq. m)



Ground Floor
Approximate Floor Area
976 sq. ft
(90.68 sq. m)

Anthony Flint
Property Consultants

Approx. Gross Internal Floor Area 1578 sq. ft / 146.72 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 G 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.

Anthony Flint

125 Mostyn Street
Llandudno
LL30 2PE

www.anthonyflint.co.uk
llandudno@anthonyflint.co.uk
01492 877418

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.