

# Anthony Flint

property consultants



Ivy Mount,  
20 Tyn Y Coed Road,  
Llandudno, LL30 2QA

Offers in the region of  
£399,995

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## IVYMORE, 20 TYN Y COED ROAD, GREAT ORME, LLANDUDNO

*Three bedroom detached house*

*Freehold – Council tax band E – EPC rating: E*

*Located on Llandudno's iconic Great Orme*

*Large garden plot which backs onto the Great Orme and offers stunning views*

*Variety of outdoor areas*

*Cosy accommodation internally spread across two floors*

*Fantastic views of Llandudno, North Shore and Conwy Mountains*

### ACCOMMODATION

**Ground floor:** Entrance porch, lounge, snug, open plan kitchen/dining room, utility room and cloakroom.

**First floor:** Three bedrooms and bathroom.

**Externally:** Lawned area (to the front of the property), driveway, patio area (side), balcony and large elevated terraced garden plot to the back of the property.

*Stunning views, outdoor areas galore, a cosy home internally, all while being located atop Llandudno's iconic Great Orme - what more could you want.*

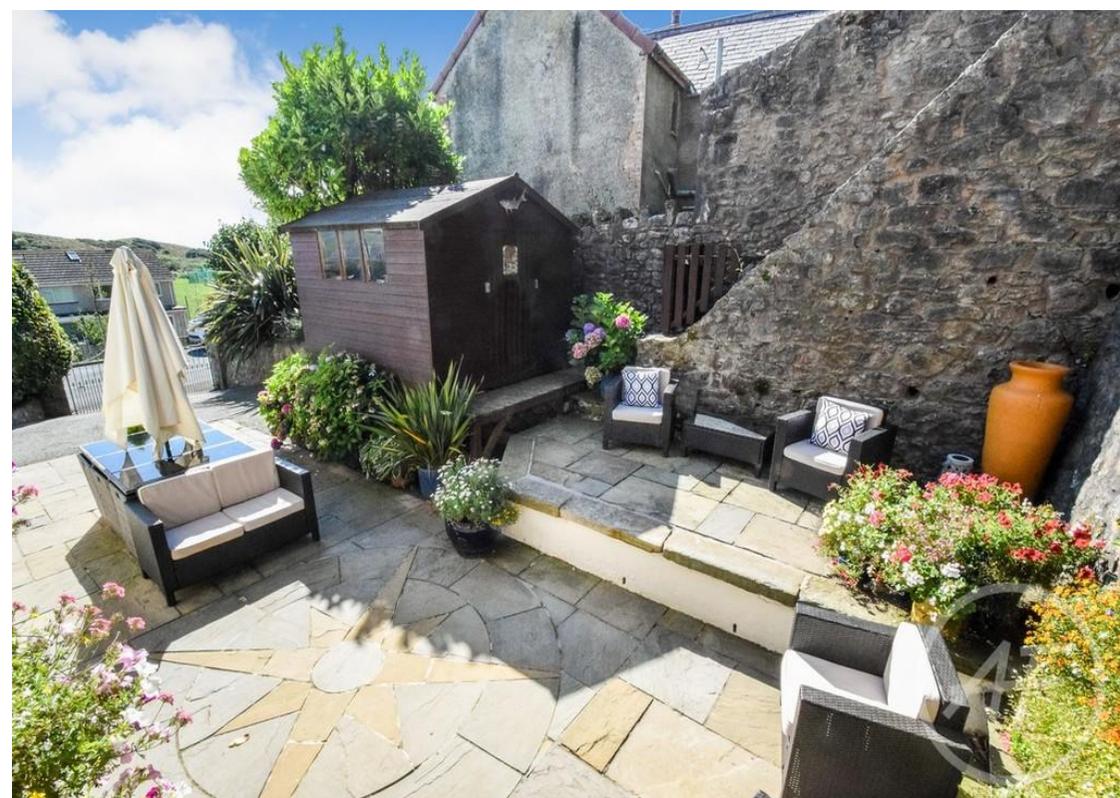
From the moment you step through gates to this property, you are greeted with a 'wow' factor you only find in a few homes. In fact, even on the drive up the slopes of the Great Orme to the property you just know you are in for a treat.

When you step onto the property, you can tell it's a great home for spending time outdoors. You are spoilt for choice with outdoor areas - whether it be the enclosed lawned area at the front, the two tiered patio area to the side or the balcony which enjoys views of the Conwy Mountains in the distance. However, the pièce de résistance when it comes to external spaces, maybe even the entire house, is the large garden plot at the rear which backs on to the Orme. It is a steep, tiered garden, which is in need some landscaping (or could simply be left) but once at the top of the garden you can see why it's worth the climb up. The views are amazing. You can see the Little Orme and North Shore promenade one side and the Conwy Mountains on the other. You could spend hours up there enjoying the peace and quiet and the views.

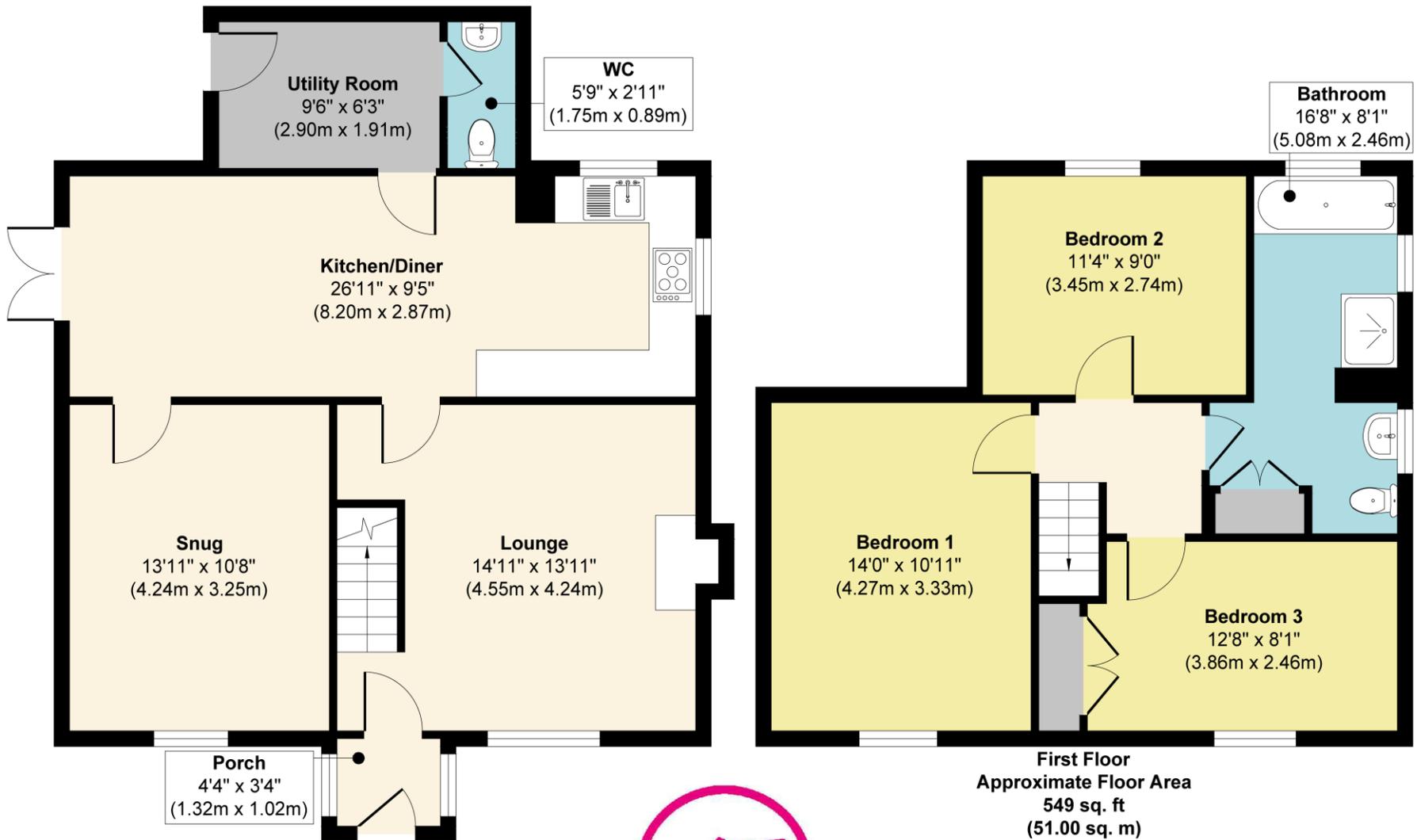
Internally, the property is nice and cosy, boasting a lounge and a snug on the ground floor, to accompany the large open plan kitchen/dining room. This is perfect for mum and dad to have their own space to watch tv/read a book/chill out and the kids a space to do what they want. There is also a long utility room ideal for coming home for a long walk in the rain with the dog and taking off your wet clothes and shoes before heading into the house.

Upstairs there are three double sized bedrooms, so there will be no arguing over who's room is who's and a large four-piece bathroom suite which has been extended by the current vendors.

Location wise, it doesn't get much better. You have a large range of walking paths literally on your doorstep. For example, walk down the road and you step onto a path that runs over the top of the West Shore - taking in some breath taking views. You are just a short trip down the Orme to the Llandudno high street and popular attractions such as the Pier and North Shore Promenade. There are public transport links close handy, including on the Orme itself. For those that drive, there is a driveway within the property for off road parking and the A55 is just a short drive away linking you to Anglesey, Chester and beyond.



# 20 Tyn y Coed Road, Llandudno

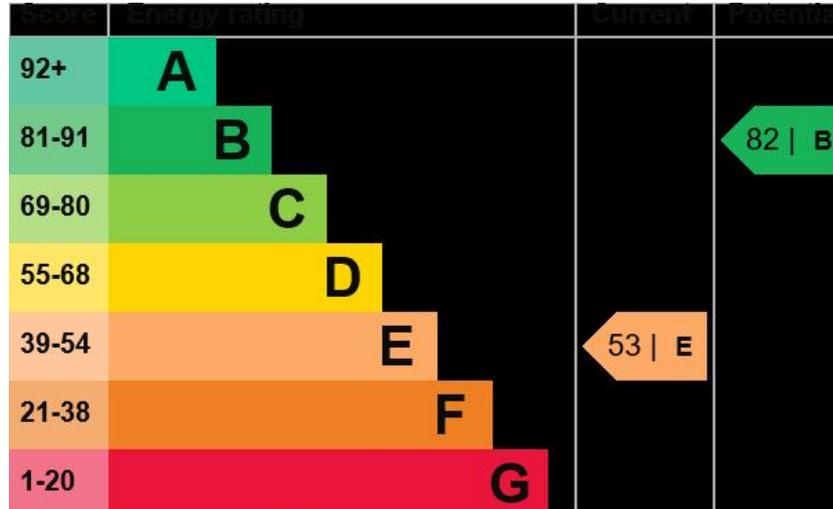


**Ground Floor**  
Approximate Floor Area  
740 sq. ft  
(68.74 sq. m)

**First Floor**  
Approximate Floor Area  
549 sq. ft  
(51.00 sq. m)



**Approx. Gross Internal Floor Area 1289 sq. ft / 119.74 sq. m**



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 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.