

# Anthony Flint

property consultants



4 Tyn Y Celyn, Glan Conwy,  
Conwy Valley, Conwy LL28 5NN

Offers in the region  
£280,000

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01492 877418







# Anthony Flint

4 Tyn y Celyn, Glan Conwy, Conwy Valley, Conwy

*A Detached Dormer style 3 bedroom home, open plan living space, ground floor bedroom & close to semi-rural surroundings*

FREEHOLD - COUNCIL TAX BAND E - EPC D.

Land Registry Title No. CYM654654.

PHOTOVOLTAICS SOLAR PANELS PRODUCING ELECTRICITY

The property is situated at the start of an established residential development, in front of a small green, on the outskirts of the village centre and close to semi-rural surroundings. The village has a well regarded Junior School, two Licenced Hostelryes, small Café, hairdressers and on the Conwy Valley Railway branch line. The A55 Expressway and Shell Petrol/Convenience Station are within 2 miles.

The accommodation has been much improved and is very well presented throughout, with gas central heating and double glazing, the main attribute is the open plan Living, Dining, Fitted Kitchen area which flows from front to back and features a log burner, plus ground floor Double Bedroom, Bathroom and Utility Room. On the first floor is the Principal Bedroom with En-Suite Bathroom, plus another smaller Double Bedroom.

The Conwy Valley is the gateway to the Snowdonia National Park which offers a wide range of activities for both those looking for leisurely pursuits or the 'Adrenaline Junkies' looking for heart stopping thrills and spills.

The Conwy Valley Railway offers a beautiful glimpse of the Countryside running as it does alongside the meandering river, terminating at the newly crowned World Heritage Site of Blaenau Ffestiniog

AF October 2022.

The Accommodation offers 1067 sq ft, with Reception Hall

Lounge/Diner 25'3" x 11' A through room with front picture window and double doors leading out to the rear garden, log burning stove, opens through to :-

Fitted Kitchen 10'10" x 8'10' Extensive range of base and wall cupboards with cream coloured door and draw fronts, finished with wood block work surfaces, and has fitted appliances of 5 burner gas hob, electric oven, fridge/freezer and dishwasher

Ground Floor Bedroom 12'2" x 9'4" front aspect

Ground Floor Bathroom 7'4" x 5' white three piece suite of 'P' shaped bath with shower attachment, close coupled w.c. and wash hand basin.

Rear Hall with access to rear garden and Utility Room 5'10 x 2'8"

First Floor Landing

Principal Bedroom 16'11" max x 12'2 Rear aspect with extensive views over the surrounding area, with the Conwy Valley as a back drop.

En-Suite Bathroom 6'8" x 5'7" white three piece suite of panelled bath with shower attachment, close coupled w.c. and pedestal wash hand basin.

Bedroom Three 12'2" x 9'4" front aspect

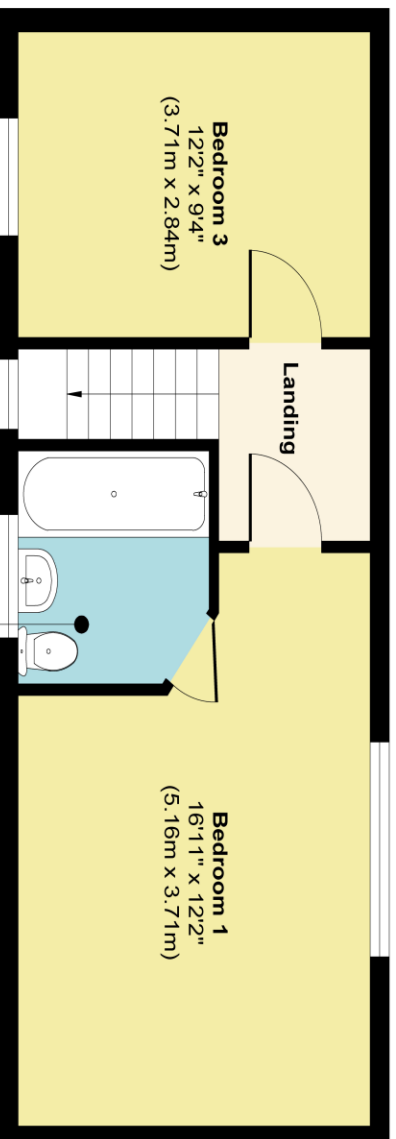
Externally- The property sits on a good sized plot with gravelled front garden with 6' privacy hedge and driveway parking for 3/4 cars. The rear South facing private garden is mainly laid with a mature lawn, decked terrace, and flagged patio.

We understand from the seller that the Solar Panels generate electricity which helps to subsidise the home running costs and produces an additional income of around £400 pa.

The panels are owned in their entirety and are part of the sale.

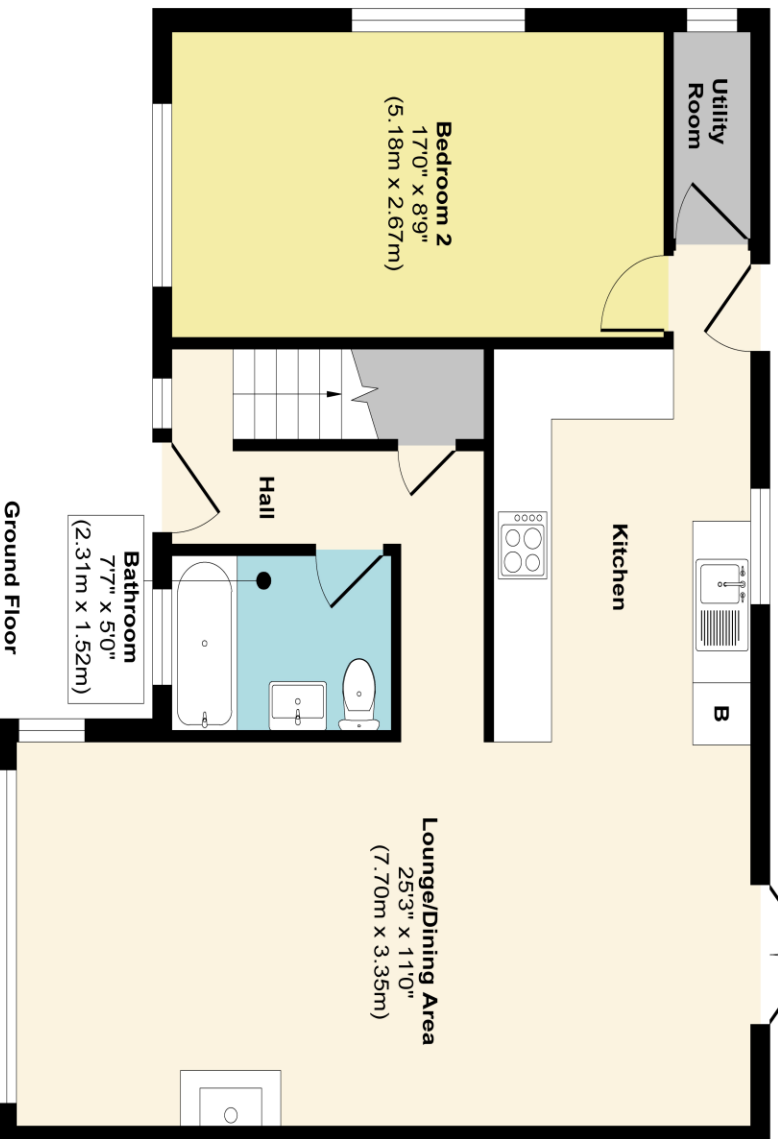


# 4 Tyn y Celyn, Glan Conwy



**First Floor**  
Approximate Floor Area  
381 sq. ft  
(35.39 sq. m)

**En-suite**  
6'8" x 5'7"  
(2.03m x 1.70m)

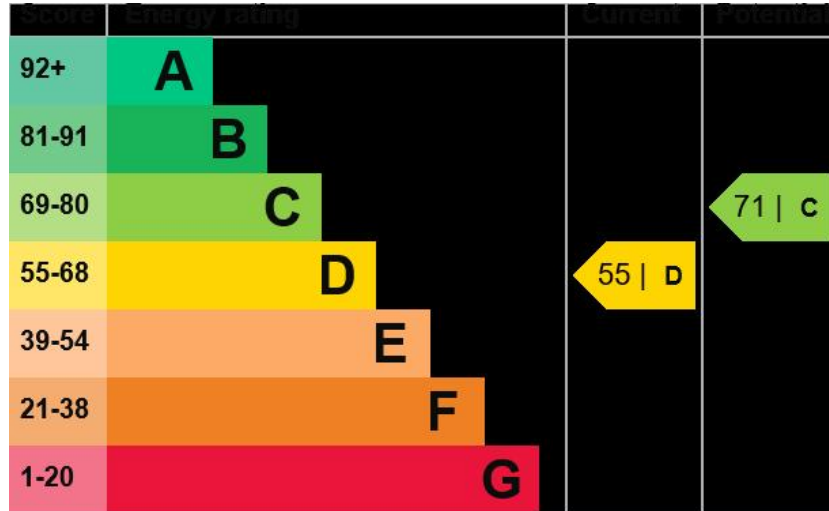


**Ground Floor**  
Approximate Floor Area  
686 sq. ft  
(63.73 sq. m)



**Approx. Gross Internal Floor Area 1067 sq. ft / 99.12 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 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.

# Anthony Flint

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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.