

**Tan Yr Allt, Llanrwst Road, The Graig,
Glan Conwy, County Of Conwy, LL28**

**Asking Price Of
£745,000**



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The Property Consultants



DESCRIPTION

TAN YR ALLT IS AN IMPRESSIVE DETACHED COUNTRY RESIDENCE SET IN EXCESS OF 1.5 ACRES OF LAWNED GARDENS, PANORAMIC VIEWS OVER THE PICTURESQUE ROLLING COUNTRYSIDE, SUBSTANTIALLY EXTENDED 4 BEDROOM ACCOMMODATION, PRESENTED IN IMMACULATE ORDER THROUGHOUT, FEATURE DETACHED GARAGE / STUDIO / WORKSHOP BLOCK.

RECEPTION HALL

Two radiators, fibre connection, under stairs storage cupboard, feature circular window, turned stair case to first floor.

LOUNGE

14' 02" x 13' 10 max" (4.32m x 4.22m) Oak door with chrome fittings, coved ceiling, decorative ceiling rose, picture rail, radiator, feature fireplace with brick surround, timber mantle, brick hearth with inset electric Dimplex burner effect fire, fittings for television with Bose surround sound.

CONSERVATORY

12' 02" x 11' 02" (3.71m x 3.4m) Double opening French style doors, part brick built and part double glazed, radiator. French style doors leading out onto decked area with views over surrounding countryside.

DINING ROOM

15' 11 exc bay" x 13' 10" (4.85m x 4.22m) uPVC double glazed box bay window to front elevation overlooking pond, front garden area and surrounding countryside, two radiators, coved ceiling, ceiling rose, feature fire surround with coal fire with tiled hearth, dado rail.

OFFICE / STUDY

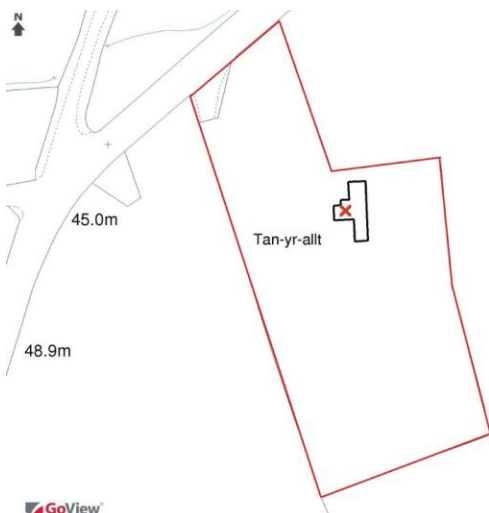
14' 06 max into alcove" x 7' 08" (4.42m x 2.34m) uPVC double glazed window overlooking rear decked area with BBQ and hot tub, uPVC personal door, coved ceiling, loft access, built in units with work surface over to create desk area, laminate flooring, radiator.

KITCHEN/BREAKFAST ROOM

24' 09 max" x 15' 11" (7.54m x 4.85m) Double opening part glazed doors from dining room, uPVC double glazed window to rear elevation overlooking the BBQ and hot tub area, fitted with a range of wall, base and drawer units in cream Shaker style including glazed display cupboards with decorative handles and knobs, wood block work surfaces over and tiled splash backs, appliances to include Whirlpool American style fridge freezer, Stoves seven ring range (propane gas) with NEFF extractor over within feature brick area and Kenwood dishwasher within the central brick feature island which also includes Belfast style sink unit with taps, ceramic tiled flooring, under lighting, loft access, built in cupboard housing the oil central heating boiler, radiator, inset spot lighting. To the front elevation is conservatory style windows to enjoy stunning views over the front garden, pond and surrounding countryside. Personal door to front garden area. Access to Utility Room/Cloakroom.

UTILITY ROOM / CLOAKROOM

7' 10" x 5' 02" (2.39m x 1.57m) uPVC double glazed window to rear elevation, fitted with built in larder style cupboard with work surface and space and plumbing for washing machine and tumble dryer, low flush w.c., corner wall mounted wash hand basin with mixer tap, radiator, continuation of ceramic tiled flooring, inset spot lighting.





SECOND LOUNGE

17' 07" x 12' 07" (5.36m x 3.84m) (Accessed from main lounge). Double opening oak doors, uPVC double glazed window to side elevation with countryside views, uPVC double glazed sliding patio doors onto rear decked area with BBQ and hot tub, radiator, coved ceiling, Sky tv point, telephone point, built in storage cupboard.

GROUND FLOOR BEDROOM SUITE

17' 07" x 10' 08" (5.36m x 3.25m) Oak door, uPVC double glazed window to side elevation with countryside views, uPVC double glazed sliding French style doors leading out onto rear decked area, radiator, coved ceiling, Sky tv.

EN-SUITE SHOWER ROOM

9' 08" x 4' 00" (2.95m x 1.22m) Three piece suite with fully tiled double shower cubicle with sliding door and shower fitment with double rain fall head, inset spot lighting, vanity wash hand basin with cupboards below in high grey gloss, mixer tap, matching tiled splash back, low flush w.c., wood laminate flooring in pale grey drift wood effect, heated chrome ladder style towel rail, extractor fan, mirrored cabinet.

WALK IN DRESSING ROOM

7' 06" x 4' 00" (2.29m x 1.22m) Area for clothes hanging, wall and base units, one with built in fridge, white sparkle granite work surfaces over with matching splash back.





FIRST FLOOR SPLIT LANDING

Turned staircase to first floor. To the right is a high level uPVC double glazed window to front elevation, radiator, loft access, built in storage area. To the left is a uPVC double glazed window to side elevation.

MASTER BEDROOM SUITE

19' 01 max" x 17' 08" (5.82m x 5.38m) Double opening oak doors, two uPVC double glazed windows to side elevations with countryside views, uPVC double glazed sliding doors onto rear decked balcony with glazed panels and lighting, oak flooring, high ceilings, two radiators, Sky tv point and USB sockets.

WALK IN DRESSING ROOM

5' 06" x 4' 00" (1.68m x 1.22m) Double opening oak doors, loft access, built in storage cupboard, continuation of oak flooring.

FOUR PIECE BATHROOM

12' 01" x 11' 11 max into shower cubicle narrowing to 7'08" (3.68m x 3.63m) Continuation of flooring, uPVC double glazed window to side elevation with countryside views, four piece suite comprising fully tiled shower cubicle with inset spot lighting and water fall head, free standing modern chrome footed bath with water fall taps, vanity wash hand basin with high gloss drawers below with touch sensitive illuminated mirror above, low flush w.c. with touch sensitive illuminated mirror above, black ceramics, modern contemporary style heated towel rail radiator, inset spot lighting.

BEDROOM THREE

14' 02" x 11' 04" (4.32m x 3.45m) uPVC double glazed window to front elevation with views over the pond and surrounding countryside, radiator, two built in double wardrobes with double opening oak doors.

BEDROOM FOUR

12' 08" x 11' 09 to robes" (3.86m x 3.58m) uPVC double glazed window to front elevation with countryside views, radiator, built in wardrobes to one wall with sliding mirrored doors and lighting, hanging and shelving space, additional walk in wardrobe with sliding mirrored doors with shelving.

FOUR PIECE BATHROOM

13' 09" x 7' 07" (4.19m x 2.31m) uPVC double glazed window to side and rear elevation, four piece suite comprising Jacuzzi bath with mixer taps, fully tiled corner shower cubicle with curved sliding doors, Gallway pedestal wash hand basin with water fall taps and low flush w.c., a range of base units with work surface over, mirror, inset spot lighting, chrome heated towel rail, part tiled and part wood panelling around bath.







EXTERNALLY

The property has a sweeping drive, off the A470, with electrically operated timber gates, leading up to a semi circular turning area and further onto a lower parking area for 4/5 cars, then up to the Garage Block, then leads up to the top section with space for caravans or boats etc. The front gardens have sloping mature lawns and in the front section a small ornamental illuminated lake with fountain and it's very own 'Lakeside Lodge'. To the rear of the property is a south facing private decked terrace which comes complete with a 'Blue Whale Spa' 32 amp 6 person hot tub, with a 'Bose' Bluetooth surround sound system. There is also a fitted entertaining area incorporating a stainless steel gas fired range BBQ and fitted electric awning which covers the sunny seating area.

GARAGE / STUDIO / WORKSHOP BLOCK

33' 05" x 22' 00" (10.19m x 6.71m) Electric roller shutter door, three uPVC double glazed windows, uPVC double glazed door, units to one wall with work tops over, lighting.

The garage is fully cavity wall insulated, plaster boarded and has full electrics and pipework is in place for water, sewerage and heavy electrics and could be converted into a detached bungalow subject to the necessary planning consents.



To the side of the garage block is an additional STORAGE UNIT with electric roller shutter door, power and personal door to rear.

LAKESIDE LODGE

13' 08" x 11' 10" (4.17m x 3.61m) Fully insulated with BOSE surround sound, satellite point, fridge, wooden laminate flooring, double glazed windows to side, featureport hole window.

TOP SUMMERHOUSE

With 'observation' balcony looking out over the whole area, power and lighting,

DIRECTIONS

Proceed through Glan Conwy village towards Llanrwst, after the turning for Conwy Garden Centre, in about 300 yards turn left into the private driveway for Tan yr Allt.

RB/AHF/DJ 05/04/2019



Ground Floor

Approx. 157.4 sq. metres (1694.0 sq. feet)



First Floor

Approx. 106.0 sq. metres (1141.1 sq. feet)



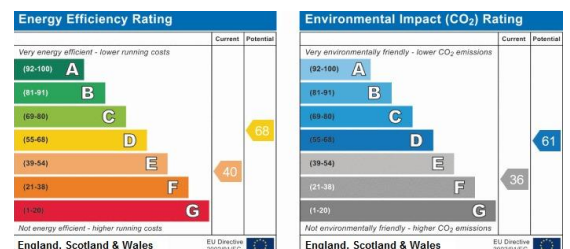
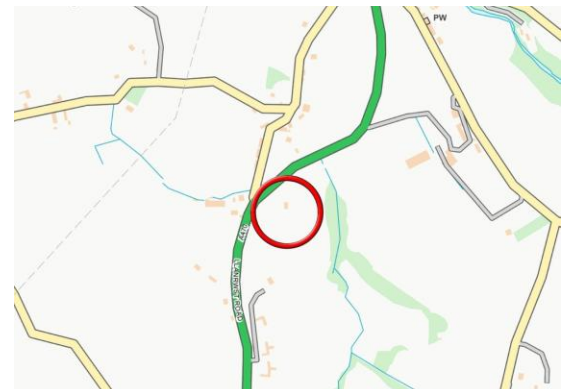
Tenure and Council Tax: Tenure - We are informed by the vendors that the property is Freehold. Conwy County Borough Council. We are informed by the vendors that the Council Tax Band is Band F.

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: 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.

General: If you need any advice relating to mortgages, surveys or solicitors then please ask a member of staff who will be happy to recommend a professional local company.



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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