



42 Ty'n Y Celyn

Glan Conwy

£179,950

A well presented 3 bedroom family home in a pleasant cul-de-sac setting enjoying distant Mountain and Estuary views. Viewing Recommended.

This 3 bedroom home offers excellent light and airy family accommodation comprising Reception Hall, Living and Dining Room, Kitchen, 3 Bedrooms and Bathroom. UPVC double glazing and gas fired central heating,

Driveway providing ample off road parking, garage and attractive gardens to front and rear.

Viewing Recommended.



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LOCATION

Glan Conwy is a popular village located on the banks of the River Conwy within easy travelling distance of the Medieval town of Conwy, Llandundo and Colwyn Bay. The property also has good access to the A55 expressway and also to the Snowdonia Mountains.

ACCOMMODATION

The Accommodation Affords: (Approximate Measurements Only)

Reception Hall: UPVC double glazed front door and side panel, radiator, laminated floor, understairs storage cupboard; staircase leading off to first floor level.

Living Room: 12'0" x 14'1" (3.65 x 4.3) Large uPVC double glazed window overlooking front, feature fireplace with inset coal effect gas fire, laminated floor, radiator, archway leading through to:

Dining Room: 7'10" x 8'8" (2.4 x 2.65) Sliding uPVC double glazed doors leading onto rear garden, radiator.



Kitchen: 9'10" x 8'8" (3 x 2.65) Fitted base and wall units with complementary worktops; 1½ bowl sink with mixer tap and drainer; built-in electric oven, hob and extractor above. Space and plumbing for automatic washing machine and fridge and freezer; uPVC double glazed window overlooking rear garden; uPVC double glazed door leading onto rear garden.

First Floor - Landing: UPVC double glazed window to side elevation, radiator. Access to roofspace with drop down ladder leading to boarded attic area providing ample storage.

Bedroom 1: 11'2" x 13'0" (3.41 x 3.95) Large uPVC double glazed window overlooking front enjoying views towards the mountains and the Estuary. Radiator, built-in storage cupboard, range of wardrobes with sliding mirror doors.

Bedroom 2: 11'2" x 10'0" (3.4 x 3.05) UPVC double glazed window overlooking rear garden; radiator.

Bedroom 3: 8'0" x 9'5" (2.45 x 2.87) UPVC double glazed window overlooking front with views, radiator, built-in storage cupboard housing combi boiler for central heating and hot water system.

Bathroom: 8'0" x 5'6" (2.45 x 1.68) Three piece suite comprising panelled bath with mixer shower above, pedestal wash hand basin, low level W.C, uPVC double glazed window to rear and side elevation, radiator, tiled walls.

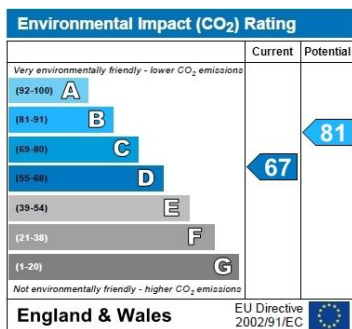
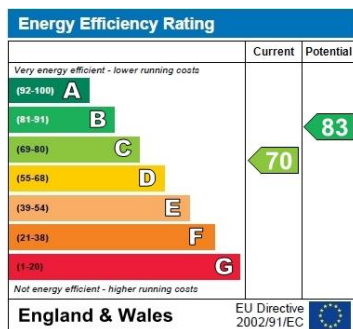
Outside: The property occupies a lovely cul-de-sac setting with driveway offering ample parking, single car garage with twin timber doors, power and light connected. Enclosed rear garden with tiered grassed and patio areas, outside lighting. The front garden is well established with trees and shrubs and grassed areas.

Services: Mains water, gas, electricity and drainage are connected to the property.

Directions: Proceed from Conwy to Glan Conwy, turn left by the playing fields and take the second right into Top Llan Road, continue up Top Llan Road and right into Tal y Fan and take the 2nd left into Tyn Y Celyn and the property will be viewed a short distance of the left hand side.

Viewing: By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy, tel 01492 555500, email conwy@iwanmwilliams.co.uk





These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of option must be treated as given on the same basis as these particulars.

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