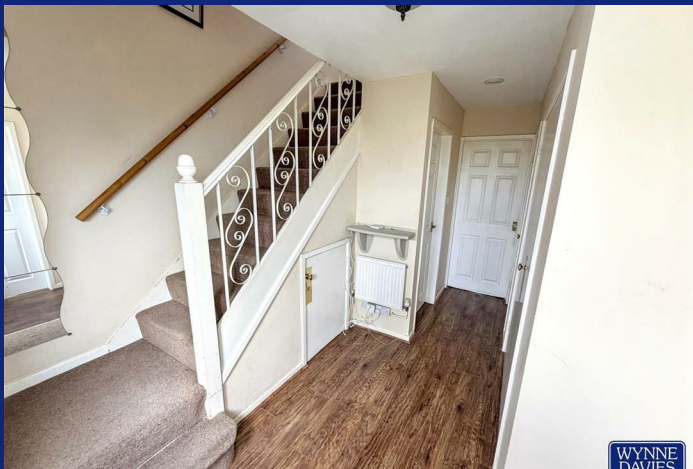




WYNNE
DAVIES



WYNNE
DAVIES



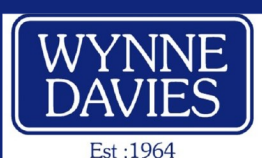
WYNNE
DAVIES

House - Semi-Detached (EPC Rating: D)

11 WYDDFA, GLAN CONWY, COLWYN
BAY, LL28 5PT

Guide price

£220,000



Nestled in the charming village of Glan Conwy, this delightful semi-detached house offers a perfect blend of comfort and convenience. With one spacious reception room, this property is ideal for both relaxation and entertaining. The home features three well-appointed bedrooms, providing a cosy retreat, while the family bathroom ensure ample facilities for family.

One of the standout features of this property is the stunning views of the surrounding mountains, which can be enjoyed from various vantage points within the home. The picturesque landscape adds a serene backdrop to daily life, making it a truly special place to call home.

For those who require easy access to transport links, the property is conveniently located near the A55, allowing for quick and easy travel to nearby towns. Additionally, the property boasts parking space for up to three vehicles, a valuable asset in this desirable area.

This family home is perfect for those seeking a peaceful lifestyle while still being close to the amenities of Llandudno Junction, Conwy, Llandudno and Colwyn Bay and the beautiful North Wales coastline and the Snowdonia National Park. With its appealing features and prime location, this property is an excellent opportunity for anyone looking to settle in a welcoming community.

Entrance Hallway

14'0" x 9'2"

Front aspect Upvc double glazed door with side window, gas radiato, laminate wood floor effect, good size storage cupboard for shoes, coats and hoover, understairs storage cupboard housing the electric meter, doors to lounge, w.c., kitchen/diner.

Lounge

15'6" x 10'11"

Front aspect Upvc double glazed window with views towards the Conwy mountains, gas radiator, living flame gas fire with wooden fire surround and granite effect hearth.

W.C.

4'7" x 4'2"

Side aspect Upvc double glazed window, w.c., corner wash hand basin, lino flooring.

Kitchen / Diner

21'3" x 17'5"

Kitchen (3.222 x 2.500)

White wall and base cupboards with complementary beech worktop, stainless steel sink and drainer with chrome mixer tap, integrated cooker and freestanding dishwasher and washing machine, part tiled walls, wall mounted Worcester Gas Boiler (approx 4 years old), cushion tile effect flooring, ceiling spotlights, rear aspect Upvc double glazed window with Upvc double glazed rear door to garden.

Diner (3.261 x 2.834)

Wood laminate flooring, French Doors opening into the garden.

First Floor Landing

22'8" x 12'7"

Turned staircase to first floor with complementary ironwork.

Side aspect Upvc double glazed window leading to the landing.

Bedroom 1

10'4" x 9'9"

Front aspect Upvc double glazed window with viewa of mountains. wall mounted gas radiator.

Bedroom 2

10'11" x 8'10"

Rear aspect Upvc double glazed window, laminate flooring, wall mounted gas radiator, ceiling loft hatch

Bedroom 3

8'8" x 9'3"

Rear aspect Upvc double glazed window, wall mounted gas radiator, laminate flooring.

Bathroom

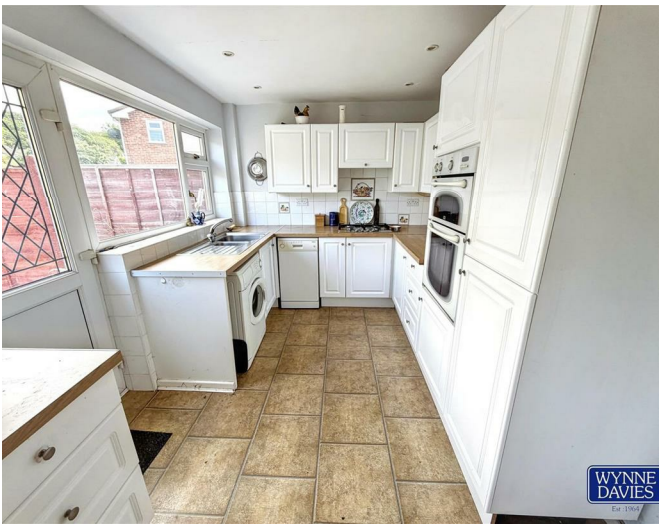
7'5" x 5'4"

Front aspect Upvc double glazed window, Bath with Mira shower over, w.c., wash hand basin, radiator, fully tiled walls, vinyl flooring, shelving.

Exterior

Front Garden: Concrete driveway and pathway to front door, a range of established shrubs and bushes, Iron gates opening to the side and rear garden.

Rear Garden: Brick wall boundary, concrete patio area, lawn and wooden fence, established shrubs, Concrete Garage with electrical sockets.

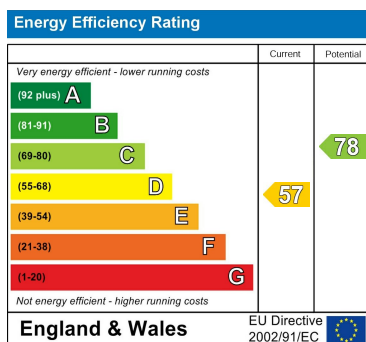




Council Tax Band

D
D

Energy Performance Graph



Call us on

01492545665

lettings@wynnedavies.co.uk

www.wynnedaviesestateagents.co.uk

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



Est :1964