

Anthony Flint @ gamlins



Delfryd (an idyllic place), The Woodlands
Close To Conwy Town Centre LL32 8LT

Asking Price Of
£349,950

Property Features

- DETACHED BUNGALOW HOME
- ELEVATED POSITION
- VERSATILE ACCOMODATION
- AMPLE PARKING PLUS GARAGE
- SOUTH WEST FACING DECKED TERRACE

Full Description

DESCRIPTION

This substantial detached bungalow home is situated in a secluded, elevated position with panoramic views towards Conwy Mountain and Tal Y Fan. The versatile and spacious accommodation currently has 3 reception rooms with 4 bedrooms, and a separate family bathroom; the Master having an En-Suite facility. Benefiting from a garage with large driveway. The property is accessed by a fairly steep, shared driveway with right of way leading on to Delfryd's private drive. The property has an elevated position with some small part of the garden tiered but generally access to the gardens and accommodation being on the level. The accommodation is spacious, light and airy; the large Entrance Hall allows the layout to flow through to the Lounge, Fitted Kitchen/Diner, Garden room, Formal Dining Room. The Master Bedroom complex could be used as a separate 'Granny Flat', and there are three further bedrooms. There is a Garage and separate Utility Room. There is ease of access around the whole of the bungalow with a front driveway for parking for several cars. Having a rear SOUTH WEST facing decked garden area with patio.

A RARE OPPORTUNITY TO ACQUIRE THIS SUBSTANTIAL BUNGALOW RESIDENCE CLOSE TO THE FAMOUS HISTORIC WALLED TOWN AND WORLD HERITAGE SITE OF CONWY AND BEING WITHIN WALKING DISTANCE TO THE TOWN CENTRE

GLAZED PORCH

7' 2" x 3' 1" (2.20m x 0.95m)

Tiled floor.

RECEPTION HALL

15' 3" x 7' 11" (4.67m x 2.42m)

Spacious with polished solid parquet wood flooring, store cupboard, telephone point, radiator.

LOUNGE

21' 10" x 13' 11" (6.65m x 4.24m)

Double glazed window to side elevation and patio doors to the rear providing views across Gyffin and Conwy & Tal y Fan mountains beyond, polished solid wood parquet flooring, feature arched brick surround for gas fire, wall lighting, radiator, framed inset for television.

FITTED KITCHEN/BREAKFAST ROOM

15' 10" x 12' 9 widest" (4.83m x 3.89m)

Rear aspect with views, fitted with a range of wall and base units, including glazed china cabinets with beach style door and draw fronts with integral downlighters and under pelmet lighting, contrasting grey coloured work surfaces, ceramic multi-coloured tiled splash back, spaces for fridge freezer, microwave, dishwasher, oven and hob. Extractor hood and stainless steel back plate. Single drainer sink unit plus a separate rinsing



bowl with swivel mixer tap, radiator, 'Amtico' style flooring space for breakfast table, leads through to:-

GARDEN ROOM

13' 9" x 9' 6" (4.2m x 2.9m)

Feature open fireplace, tiled floor, sliding double door lead out onto terrace, rear glazed door leads to rear yard area, fitted base cupboard for outdoor shoes, boots, wellingtons etc., with 40mm solid Beech worktop, 10 x recessed ceiling downlighters.

FORMAL DINING ROOM

13' 11" x 12' 10" (4.24m x 3.91m)

Double glazed window to front elevation, radiator. Versatile with the option of turning into a variety of other rooms with ideas to include sitting room, bedroom or playroom.

INNER HALLWAY

Airing Cupboard with HEAT-LINE gas fired combination boiler, this serves the new section of the bungalow i.e.- Master Suite, Shower Room and Bedroom 4.

MASTER SUITE

16' 7" x 13' 0" (5.05m x 3.96m)

Double glazed bay window to the front elevation over looking garden area, double glazed patio doors to the rear elevation providing views over Conwy and the mountains beyond, spot lighting, radiator, television point. Door into:

EN SUITE SHOWER ROOM

Three piece white contemporary styled suite comprising double shower cubicle and overhead rain shower head with fully tiled surround, close coupled level w.c., built in vanity unit with inset wash hand basin and cosmetic mirror over with diffused lighting and shaver point, tiled floor, inset spot light, 6ft full size chrome towel rail.

BEDROOM THREE

12' 8" x 11' 4" (3.86m x 3.45m)

Double glazed window to front elevation, radiator.

BEDROOM FOUR/OFFICE

11' 8" x 8' 4" (3.56m x 2.54m)

Double glazed window to front elevation, radiator, spot lighting, TV point.

BEDROOM FIVE

10' 11" x 8' 10" (3.33m x 2.69m)

Double glazed window to rear elevation, radiator, spot lighting.

FAMILY BATHROOM

White three piece suite comprising panelled bath with thermostatically controlled shower over and glazed screen, tiled surround, close coupled level w.c., pedestal wash hand basin, tiled splash back, two heated chrome drying/towel rails, tiled flooring.

UTILITY ROOM

8' 11" x 4' 10" (2.72m x 1.47m)

Space for washer and tumble dryer, work top and stainless steel sink with drainer and store cupboard below, two large ladder style drying radiators, RAVEN-HEAT gas fired combination boiler this serves the original part of the bungalow. Accessed from side of property.

GARAGE

15' 8" x 9' 0" (4.78m x 2.74m)

Panelled up and over door, power and light and a sunken mechanics maintenance pit.

EXTERNALLY

Front - driveway with ample parking and garage, flower beds with mature



borders containing three mature apple trees.

Side - access on both elevations of the property.

Rear - SOUTH WEST facing L-Shaped garden area laid to patio and decked terrace with views over Gffyn, Conwy Mountain and Tal y Fan mountain range beyond. Further tiered gardens with hedging and maturing trees. Two external power sockets.

Rear Yard area with 8' x 6' Greenhouse.

DIRECTIONS

Proceed towards Conwy town from the Llandudno Junction direction, at Conwy Castle mini roundabout take left hand exit, proceed through arch and down along the Woodlands, approximately half way along the Woodlands turn left immediately before Glan Heulog Guest House and proceed up hill, follow the road around to the right and Delfryd is facing you.

SITE PLAN - PLEASE NOTE

The site plan is to show location and access only and should not be used as an accurate outline of boundaries. Please consult your Solicitor for legal lineation.

TENURE AND COUNCIL TAX

We are informed by the vendor that the property is Freehold.

Conwy County Borough Council. We are informed by the vendors that the Council Tax Band is Band E

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.

VIEWING

Strictly by appointment with one of our Anthony Flint Offices :-
 Llandudno - Tel: 01492 877418
 Conwy - Tel: 01492 580800
 Rhos on Sea - Tel: 01492 550400

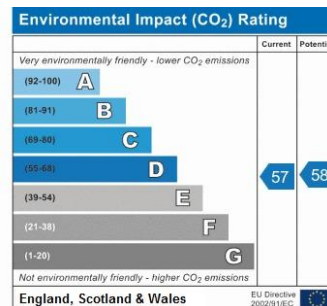
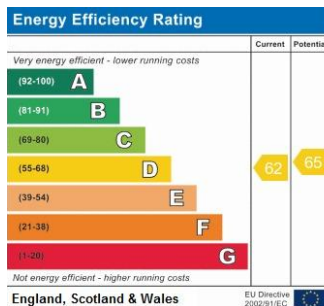
OPENING HOURS

Llandudno Office - Monday - Friday: 9.30am - 5.00pm
 Conwy Office - Monday - Friday 11.00 - 3.00 pm
 Rhos on Sea Office - Monday to Friday - 11.00 - 3.00 p.m
 Saturday: 9.00am - 3.00pm Llandudno office only

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.

AHF/DJ Date: 16/05/2017



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 Llandudno
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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 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