



**Min-y-Maes Ffordd Groesffordd  
Glan Conwy, Colwyn Bay LL28 5NT**

**£595,000**



On the outskirts of the charming village of Glan Conwy, this splendid DETACHED HOUSE, which was constructed back in the 1950's by the present owner, offers a perfect blend of comfort and elegance. With 4 BEDROOMS, including an EN SUITE SHOWER and FAMILY BATHROOM this property is ideal for families seeking both space and tranquillity. The house has 2 RECEPTION ROOMS, CONSERVATORY and KITCHEN BREAKFAST ROOM. Set within approximately half an acre of beautifully maintained gardens, the property enjoys a delightful country aspect, making it a serene retreat from the hustle and bustle of everyday life. The glorious views of the Carneddau Mountains and the historic Conwy Castle add to the enchanting atmosphere, creating a picturesque backdrop for your daily living. For those with multiple vehicles, the property features generous parking for up to six vehicles, along with a DOUBLE GARAGE. Of particular note is the 'GRANNY ANNEXE' above comprising a Hallway off the main landing, BEDROOM, BATHROOM, KITCHEN and LOUNGE with staircase down to the rear gardens. From this room and upstairs the views are quite spectacular. Despite its peaceful location the house is about 10 minutes to the Black Cat corner roundabout and access onto the A55. Council Tax Band F. Tenure Freehold. Energy Rating 56D Potential 93A. Ref CB7901



**Front Porch****Hallway**

Glazed inner door, under stairs cupboard

**Lounge****20'8" x 12'1" (6.3 x 3.7)**

Double glazed, 2 central heating radiators, fireplace surround with tiled inset, living flame gas fire, double glazed french doors to rear balcony decking overlooking the lovely gardens and views

**Conservatory Sun Lounge****18'4" x 8'2" (5.6 x 2.5)**

Single brick, tongue and grooved panelled walls double glazed, tiled floor

**Living Room****14'9" x 11'5" (4.5 x 3.5)**

Double glazed, fireplace with marble back and hearth, living flame gas fire, coved ceilings, dado rail, central heating radiator, cupboard and wall cupboard above

**Kitchen Breakfast Room****15'1" x 8'6" (4.6 x 2.6)**

Double glazed window overlooking the lovely gardens and the distant hills and Conwy Castle, base cupboards and drawers with marble effect work top surfaces, peninsular cupboard breakfast bar, part tiled walls, stainless steel sink unit, central heating radiator, 4 ring gas hob unit, double oven, dishwasher

**Rear Hall**

Access to garage, separate w.c,

**First Floor****Landing**

Double glazed, access to loft space, built in cupboard, inner landing, double door wardrobe

**Bedroom 1****9'6" x 8'10" (2.9 x 2.7)**

Double glazed window overlooking the country views, central heating radiator, fitted 5 door wardrobe unit and top cupboards, 6 mirror doors, tall cupboard

**En Suite Shower**

Shower unit, w.c, shaver point and light

**Bedroom 2****14'5" x 7'2" (4.4 x 2.2)**

Double glazed, central heating radiator, 3 door wardrobe and top cupboards, dressing table

**Bedroom 3****10'9" x 8'10" (3.3 x 2.7)**

Central heating radiator, 2 double glazed windows, vanity wash hand basin, fine views

**Bedroom 4****9'6" x 8'10" (2.9 x 2.7)**

Central heating radiator, 2 double glazed windows

**Bathroom****6'2" x 5'6" (1.9 x 1.7)**

Avocado suite with cast bath, shower and folding screeen, tiled walls, double glazed, w.c, wash hand basin

**'Granny Annexe'**

Inner landing with double door wardrobe cupboard and access to the granny annexe,

**Hallway**

Louvre door cupboard, access to loft space

**Bedroom****12'9" x 7'2" (3.9 x 2.2)**

Double glazed, 3 door mirror wardrobe unit

**Bathroom****7'2" x 5'2" (2.2 x 1.6)**

Panel bath, shower taps, pedestal wash hand basin, w.c, tiled walls, double glazed

**Kitchen****11'5" x 7'2" (3.5 x 2.2)**

Stainless steel sink unit, double glazed, panoramic country views

**Lovely Lounge****14'5" x 10'9" (4.4 x 3.3)**

Single glazed picture window overlooking the gardens and stunning views, french doors to the side and staircase down to the rear gardens

**The Garage****31'9" x 14'5" (9.7 x 4.4)**

Large garage with double doors, inspection pit, power & light laid on

**The Gardens**

The property stands in about half an acre of mature lawns, borders, set back from the road. The wide drive to the garage continues in front of the house and along the side. Lovely rear garden with flagged patio, boundary hedges, Summer House, fruit trees and garden shed

**AGENTS NOTE**

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and website www.sterlingestates.co.uk

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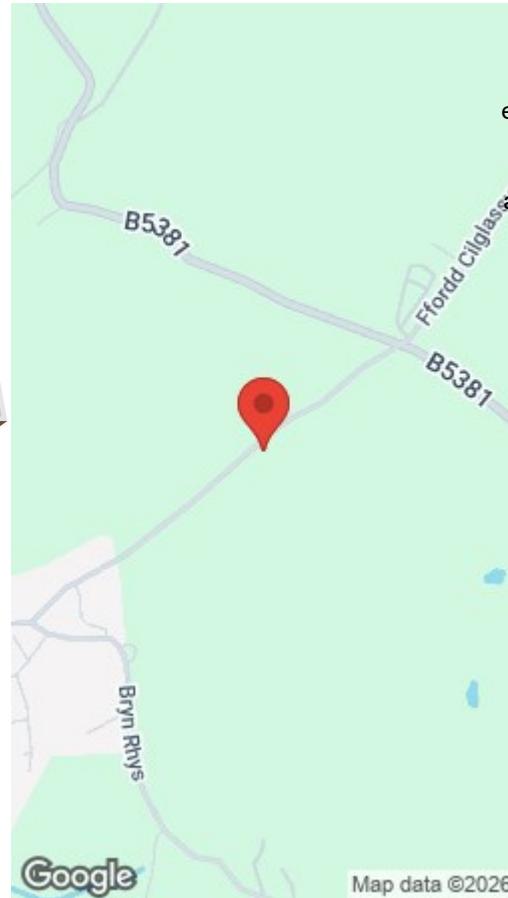
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AGENTS NOTES;  
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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
<b>A</b>	93
B	91
C	89
D	66
E	56
F	46
G	36
Not very efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
<b>A</b>	93
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