

**Bryan Davies
+ Associates**

SELLING HOMES 7 DAYS A WEEK

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LL28 4PS

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**AUCTIONEERS
●
ESTATE AGENTS**

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Tan Y Gwalia, Llangelynin, Rowen, Conwy, LL32 8TY



£499,950

3 Reception - 4 Bedroom - 1 Bathroom

www.bdahomesales.co.uk

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THIS IS A SUBSTANTIAL FOUR BEDROOMED DETACHED MID TO LATE VICTORIAN DETACHED RESIDENCE which sits on a slightly elevated position with open views over the garden to the hills beyond in the popular area of Rowen near Conwy. Within 3.2 miles of Conwy walls. The accommodation briefly comprises:- porch; hall; 3-piece shower room; lounge; sitting room; separate dining room; kitchen; small breakfast area; large study (7.84m x 3.96m - 25'8 x 13'0); first floor landing; 4 double sized bedrooms and a family bathroom. The property features oil fired central heating. Outside - driveway for off road parking for several cars. Lovely landscaped gardens to the front with flowerbeds, shrubs, mature trees. Rear courtyard area and greenhouse.

THERE IS APPROXIMATELY 6 ACRES OF AGRICULTURAL LAND WITH DAIRY, STABLES AND BARN AVAILABLE UNDER A SEPARATE NEGOTIATION.

The accommodation comprises:-

SIDE ASPECT COLOURED GLAZED FRONT DOOR
and coloured sidelights to:-

PORCH

Decorative tiled floor, double opening glazed doors with features coloured arch windows over to:-



HALL

Oak flooring, double radiator, coving.



3-PIECE SHOWER ROOM

Comprises tiled shower stall, vanity wash hand basin, close couple w.c, wall tiling, radiator, wood effect flooring.



LOUNGE

5.03m x 5.02m (16'6" x 16'6") Into semi circular bay window with coloured leaded lights, open rural views, Minster fireplace and hearth, Oak flooring, 2 built-in storage cupboards, picture rails, coving, 2 radiators.



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SITTING ROOM

4.65m x 3.84m (15'3" x 12'7") Into bay window with feature coloured leaded lights, open rural views, fire surround with marble back and hearth, inset electric log effect fire, 3 built-in storage cupboards to recess with shelving, 3 wall light points, block wood flooring, radiator.



DINING ROOM

4.04m x 3.68m (13'3" x 12'1") Maximum. Tiled inglenook with "Aga" run off "Anthrocite Coal", 4 wall light points, built-in storage cupboard with shelving, wood effect flooring, window with feature coloured arched lights, radiator.



KITCHEN

4.13m x 2.64m (13'7" x 8'8") Maximum. Fitted range of Oak effect fronted base, wall and drawer units with round edge worktops, inset 1½ bowl sink unit and mixer tap, wall and floor tiling, integrated electric oven and 4 ring ceramic hob with cooker hood over, plumbing for a washing machine and dishwasher, 2 built-in storage cupboards with shelving, walk-in pantry cupboard with slate cold slab and shelving, walk through to:-



BREAKFAST ROOM

2.21m x 2.01 (7'3" x 6'7") With tiled floor and double opening doors to garden.

DOUBLE ASPECT GROUND FLOOR STUDY/BEDROOM/HOBBIES ROOM

7.84m x 3.96m (25'9" x 13'0") With open rural views, pedestal wash hand basin, 2 wall mounted electric heater, 4 wall light points, double and single radiator.

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A pitch pine staircase from the Entrance Hall leads to:-

First Floor Landing



DOUBLE ASPECT BEDROOM 1

3.94m x 3.75m (12'11" x 12'4") 2 built-in cupboards with hanging rails and shelving, top cupboard, windows with feature coloured block lights, radiator. Open rural views.



BEDROOM 2

3.83m x 3.69m (12'7" x 12'1") 2 built-in wardrobes with hanging rails and shelving, top cupboard, window with feature coloured block lights, radiators.



BEDROOM 3

4.04m x 3.68m (13'3" x 12'1") Built-in wardrobe and cupboards with shelving and hanging rails, window with coloured block lights, open rural views, double radiator.



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BEDROOM 4

4.22m x 2.70m (13'10" x 8'10") Wash hand basin, access to loft space, exit door to staircase down to rear garden.



TILED 3-PIECE BATHROOM

Coloured suite comprising panel bath with mixer tap and shower attachment, pedestal wash hand basin, close couple w.c, radiator, heated towel rail, wood effect flooring, double linen/airing cupboard with slatted shelving and hot water tank.



Outside

EXTENSIVE TIERED FRONT GARDEN

With mature shrubs, slate paving, lawns, trees, seating areas, hedging.

SIDE GARDENS

With slate pavings, rose beds, shrubs, trees. Driveway leads to parking area to side for several cars dependant on size to:-

GREENHOUSE

With covered area housing the oil tank for heating, decorative chippings



TIERED REAR COURTYARD GARDEN

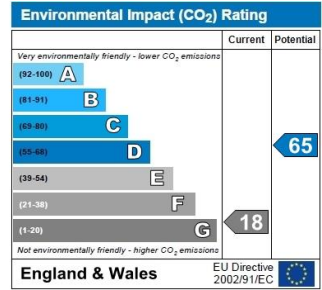
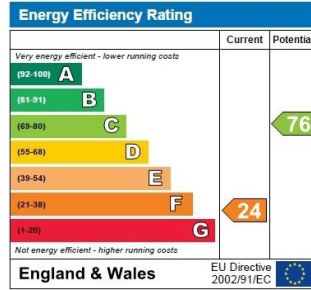
With slate block walling, mature shrubs and trees, outhouses.

ACROSS THE ROAD IS APPROXIMATELY 6 ACRES OF AGRICULTURAL LAND WITH DAIRY, STABLE AND BARN

Which is available under a separate negotiation.



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Tenure -
FREEHOLD

Council Tax band
Is H obtained from www.conwy.gov.uk

DIRECTIONS:
Driving over the flyover with Conwy Castle on the left, turn left and through the arch out of Conwy following the road through Gyffin for 2.6 miles to the Groes Inn then turn right on the Rowen road for a 6th of a mile turning left and the property is immediately on the left hand side. 02/12/17 Rev 31/05/19

LLANDUDNO OFFICE OPENING HOURS

Monday to Friday: 8.30 a.m to 5.30 p.m.
Saturday: 8.30 a.m to 4.00 p.m.
Sunday: 1.00 p.m. To 3.00 p.m.

Ref: 2412

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We will be pleased to arrange a viewing of this Home

01492 875125 or 01492 544551

e mail: llandudno@bdahomesales.co.uk

