


**Tan Yr Wylfa, Abergele, Conwy**

Asking Price: £389,950

Beresford Adams











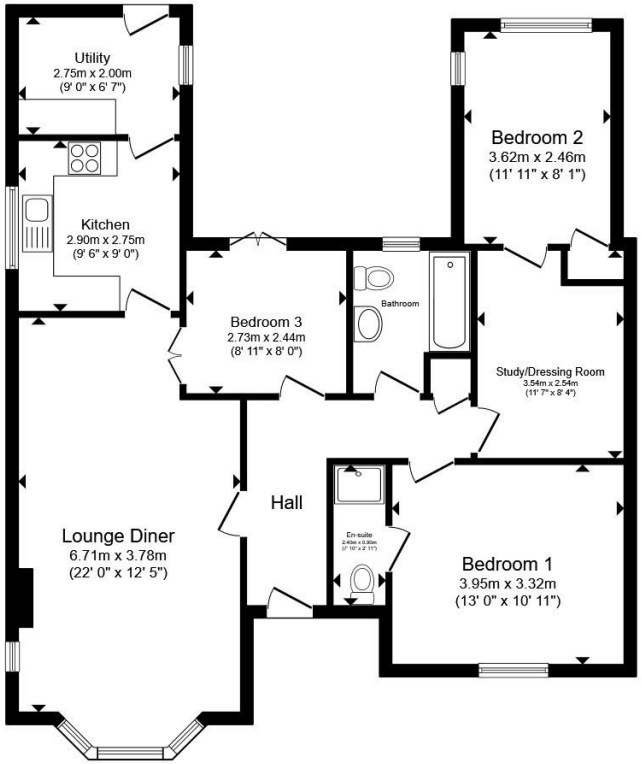




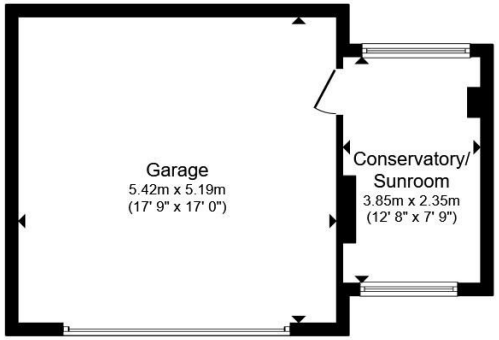
This lovely, detached bungalow enjoys a peaceful position within a sought-after cul-de-sac, offering spacious and versatile accommodation, beautifully maintained gardens, and the convenience of being within reach of local shops, amenities, and transport links. Benefitting from no onward chain, the property has been successfully operated as a highly rated 5-star holiday let in recent years whilst also serving as a wonderful family home, demonstrating its flexibility and broad appeal.

The accommodation is thoughtfully arranged and begins with a welcoming entrance hall leading through to a generous lounge and dining room. Bathed in natural light from a large bay window and centred around an attractive feature fireplace, this impressive reception space provides the perfect setting for both relaxation and entertaining. The well-appointed kitchen offers ample storage and workspace and is complemented by a separate utility room with direct access to the rear garden.
Adding further versatility, an additional reception room is positioned off the main living area and could easily be utilised as a formal dining room, third bedroom, home office, or hobby room depending on individual requirements. French doors open directly onto the patio, creating a seamless connection between the indoor and outdoor living spaces. The principal bedroom benefits from its own en-suite shower room, whilst the second double bedroom is enhanced by an adjoining dressing room/study area, providing an ideal space for home working, hobbies, or additional storage. A family bathroom completes the internal accommodation. Externally, the property continues to impress. The private rear garden has been beautifully landscaped with well-stocked borders, mature shrubs, established planting, a manicured lawn, and a generous patio seating area, ideal for al fresco dining, entertaining, or simply enjoying the peaceful surroundings. A delightful conservatory, accessed directly from the garden, provides a tranquil retreat from which to enjoy the changing seasons and views of the gardens throughout the year.
To the front, the property benefits from an attractive lawned garden with mature planting and a driveway providing ample off-road parking, leading to a double garage and offering excellent practicality for modern living. Whether seeking a spacious permanent residence, a coastal retreat, or a property with proven holiday letting credentials, this charming bungalow presents a rare opportunity. Combining adaptable accommodation, attractive outdoor space, a desirable location, and the advantage of no onward chain, early viewing is highly recommended to fully appreciate all that this impressive home has to offer.






## Floor Plan




## Outbuilding

Total floor area 122.9 m² (1,323 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **E**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

T: 01492 533337
E: colwynbay@beresfordadams.co.uk
22 Conway Road, Colwyn Bay, Conwy, LL29 7HT

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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