



10 Gogarth Avenue

Penmaenmawr LL34 6PY

£199,500

A beautifully presented and extended 2 bedroom semi-detached bungalow occupying a pleasant coastal village setting, with far-reaching views towards the surrounding hills and a large, private rear garden.

This charming home has been modernised and extended to offer well-proportioned and versatile living accommodation. The property benefits from a bright and contemporary fitted kitchen, two modern shower rooms (including an en-suite to the master bedroom), and a spacious rear extension currently utilised as a garden room/dining space, enjoying direct access to the rear garden and wonderful views beyond.

Standing in a generous plot with off-road parking, garage and a delightful rear garden enjoying a sunny aspect, ideal for outdoor dining, gardening, or simply relaxing while taking in the surrounding scenery. The property is fully double glazed and benefits from gas central heating.

An ideal main residence, coastal retreat, or retirement property.



Tel: 01492 555500
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Location

Located in a quiet residential road within the sought-after village of Dwygyfylchi, the property is within easy reach of local amenities, the railway and the picturesque coastline. The front enjoys an open aspect, whilst the rear outlook encompasses the hillside and glimpses of the sea.

Accommodation Affords:
(Approximate measurements only)

Front Entrance Porch:

7'3" x 3'8" (2.21m x 1.12m)

UPVC double glazed doors and windows overlooking front; sliding Upvc double glazed door leading to:

Lounge:

13'10" x 11'10" (4.24m x 3.62m)

Double panel radiator; coved ceiling; T.v Point; feature recessed fireplace with timber lintel and raised flagged hearth.

Inner Hallway:

Access to roof space; built in cloak storage cupboard.



Kitchen:

9'9" x 8'9" (2.98m x 2.68m)

Kitchen: Range of fitted base units with complimentary worktops 1/1/2 bowl sink; 5 ring gas hob with arched glass canopy extractor above; UPVC double glazed window overlooking side; radiator. UPVC double glazed door leading to rear garden room.

Rear Garden Room

3.35m x 5.57m

with tall units incorporating integrated fridge freezer, split level oven and grill; integrated dishwasher. UPVC double glazed windows and views overlooking the rear garden extending to hillside. Sliding patio door leading onto rear garden.

Bedroom 1:

9'10" x 11'0" (3m x 3.36m)

Radiator; built in wardrobe with sliding doors; ensuite shower room 2.11m x 1.17m vanity wash basin; low level w.c; shower enclosure with sliding glazed door; radiator.

Bedroom 2:

11'3" x 7'10" (3.45m x 2.39m)

uPVC double glazed window overlooking front and side elevation, double panel radiator, fitted wardrobes with sliding mirror doors.

Shower Room

6'6" x 5'6" (2.0m x 1.7m)

Shower enclosure, vanity wash basin, low level w.c. wall mounted medicine cabinet, uPVC double glazed window, radiator, wall tiling.

Outside

Driveway parking leading to rear single garage with twin timber and glazed doors, uPVC double glazed rear door, power and light connected, plumbing for automatic washing machine. Hard landscaped front garden; to the rear there is a sizeable grassed garden with established shrubs and plants and views towards the sea and hillside; rear patio area.

Services

Mains water, electricity, gas and drainage are connected to the property.

Viewing

By appointment through the Agents Iwan M. Williams, 5 Bangor Road, Conwy. Tel: 01492 555500



Proof Of Funds

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

Council Tax Band:


Conwy County Borough Council tax band 'C'

Directions

Proceed from Conwy along the A55, turn left after the tunnel into Dwygyfylchi and follow the road past the church and continue straight ahead, turning left further along into Gogarth Avenue and the property will be viewed a short distance on the right hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	69	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Ground Floor



These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property or otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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