11 Bron Yr Afon

Conwy LL32 8LP

£240,000

A well-presented dormer style semi-detached bungalow, occupying an elevated position within a quiet cul-de-sac in the popular area of Gyffin on the edge of Conwy, enjoying pleasant views to the front elevation.

Tenure: Freehold - Epc: D - Council Tax: D

The property benefits from UPVC double glazing and gas central heating throughout and offers deceptively spacious and versatile accommodation, ideal for a range of buyers including families, downsizers or those seeking ground floor living.

The accommodation briefly comprises a welcoming reception hall with staircase rising to the first floor, a generous lounge enjoying an open outlook, fitted kitchen which flows through into a bright and airy conservatory overlooking the rear garden. There is also a ground floor bedroom and a modern shower room, providing excellent flexibility for multi-generational living or single-level occupation if required.

To the first floor is a landing leading to two well-proportioned double bedrooms, both enjoying good natural light and pleasant outlooks.

Tel: 01492 555500
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Location

Situated within a quiet residential cul-de-sac, yet conveniently positioned for local amenities, schools and transport links, this is a home that combines comfort, practicality and location.

The Accommodation Affords:

(Approximate measurements only)

Reception Hall:

Staircase leading off to first floor; uPVC double glazed front door; radiator; doorway leading through to:

Lounge:

15'3" x 10'10" (4.67m x 3.32m)
Radiator; feature fireplace; TV point; uPVC double glazed window overlooking front enjoying open aspect and views; doorway leading to:

Kitchen:

10'11" x 8'3" (3.35m x 2.54m)
Fitted base and wall units; complementary worktops; single drainer sink; electric cooker point; space for fridge and plumbing for automatic washing mashine; uPVC double glazed window overlooking rear. door leading to:

Dining Conservatory:

13'3" x 6'0" (4.04m x 1.85m)
uPVC double glazed outer door leading onto rear garden.

From Reception Hall:
Door to:

Second Bedroom or Sitting Room:
11'3" x 9'3" (3.45m x 2.82m)
Radiator.

Downstairs Shower Room:
5'10" x 6'7" (1.78m x 2.03m)
Shower enclosure; pedestal wash hand basin; low level W.C; wall tiling; uPVC double glazed window.

First Floor Landing:
Built-in cupboard housing central heating boiler.

Bedroom 1:
10'10" x 11'5" (3.32m x 3.48m)
Built-in wardrobes along one wall; uPVC double glazed window overlooking rear.

Bedroom 3:
9'3" x 7'5" (2.82m x 2.28m)
Radiator; uPVC double glazed window overlooking rear.

Outside:
The property is approached via hardstanding providing off-road parking and access to a garage with up and over door. The front garden is neatly maintained, while to the rear is an enclosed garden with patio seating areas, offering a private and pleasant space for outdoor enjoyment.

Services:
Mains water, electricty gas and drainage are connected to the property.

Council Tax Band:
Band D.

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.

Viewing Conwy
By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG tel 01492 555500, email conwy@iwanmwilliams.co.uk

Ground Floor

First 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 of 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 option must be treated as given on the same basis as these particulars.

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