



## 4 Maenan Terrace

Penmaenmawr LL34 6NH

£109,950

A traditional, well presented, end terrace cottage located in a private set-back location, convenient for all local amenities.

Ideal first time or investment purchase.

Tenure: Freehold - EPC: C - Council Tax: A

Hidden away in a private small terrace of similar houses conveniently located for all local amenities and the North Wales shoreline. A stone built cottage with upvc windows and gas fired central heating.

Affording Living Room with staircase leading off to first floor, Kitchen and dining room, Bedroom 1, Bedroom 2 and Shower Room. Outside there is a level courtyard to the front of the property.

Ideal opportunity for a young couple or for anyone looking for an investment opportunity.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>



## Location

Penmaenmawr is a village situated on the North Wales Coast enjoying the backdrop of the Snowdonia hills and far reaching sea views towards Anglesey coastline. Benefitting from local shops and services, sandy beach. The A55 facilitates easy travelling along the North Wales Coast from Chester through to Anglesey.

Accommodation Affords:  
(Approximate measurements only)

Composite Double Glazed Front Door  
Leading To Loun

### Lounge

13'10" x 10'11" (4.23 x 3.33)

Staircase off to first floor level; feature fireplace surround; beamed ceiling; radiator; storage cupboard; UPVC double glazed window overlooking front.

### Dining Room:

13'7" x 5'7" (4.15 x 1.71)

Radiator; inset spotlighting.



#### Kitchen:

11'9" x 5'11" (3.60 x 1.81)

Fitted with a range of base and wall units with complimentary worktops; single drainer sink; 4 ring electric hob; gas central heating boiler; UPVC double glazed window; part tiled wall.

#### Bedroom 1:

13'10" x 11'1" (4.23 x 3.38)

UPVC double glazed window with views towards the sea and Puffin Island; radiator.

#### Bedroom 2:

7'10" x 5'11" (2.41 x 1.82)

UPVC double glazed window; radiator;

#### Shower Room:

5'10" x 5'10" (1.79 x 1.79)

Panel bath with shower fitment over; low flush w.c.; vanity unit with inset sink; radiator UPVC double glazed window; tiled walls.

#### Outside:

The property is situated in a set back position, behind a row of terraces with pedestrian right of way, shared path and outside bin store area. Outside seating to immediate front.

#### Services:

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

#### Council Tax Band:

Conwy County Borough Council tax band A


#### Proof of Identity:

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.

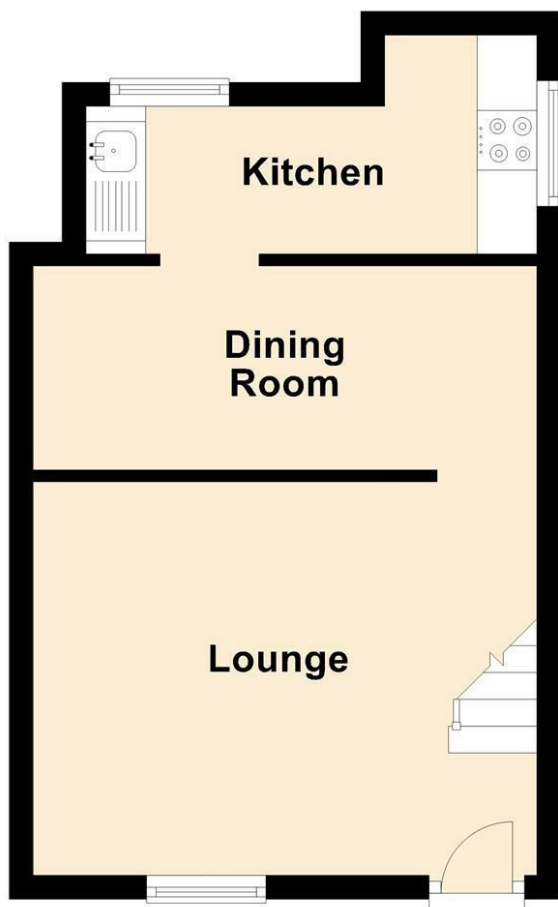
#### Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)

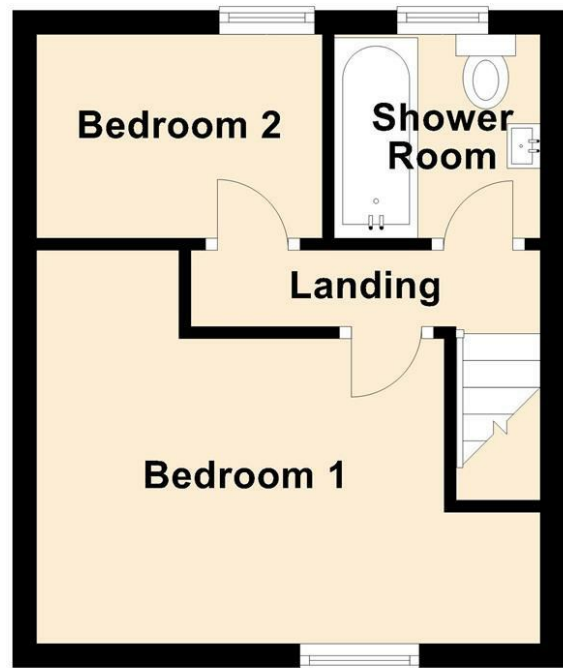


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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

## 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 opinion must be treated as given on the same basis as these particulars.

### Iwan M Williams Estate Agents

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