



34 Maes Y Llan

Conwy LL32 8NB

£167,500

A well presented 2 bedroom semi detached bungalow in a popular small estate on the outskirts of Gyffin village within easy access of Conwy Town centre.



Commanding a slightly elevated setting within a cul-de-sac enjoying extensive distant views over Conwy towards the Castle and hills beyond. Backing onto open farmland, small front and rear gardens, driveway providing ample off-road parking, garage. Affording lounge, large breakfast kitchen, inner hallway, bedroom 1, bedroom 2, bathroom. Central heating and uPVC double glazing.



Viewing Recommended.

Tel: 01492 555500

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



Location

Located within walking distance of the historic castle town of Conwy. The town has a variety of retail outlets, hotels, library and several places of interest. There are local primary and secondary schools, social and recreational facilities including an 18-hole golf course and yachting marina nearby.

The Accommodation Affords:
(Approximate measurements only)

Lounge

16'4" x 12'1" (5.0m x 3.7m)

Feature pebble effect electric fire (not tested), two radiators, laminated timber effect flooring, TV point, large uPVC double glazed window overlooking front enjoying extensive views towards Conwy mountain and the Castle.

Inner hallway, built in cloak and linen cupboard.

Breakfast Kitchen

15'3" x 7'6" (4.65m x 2.31m)

Fitted range of base and wall units with complementary worktops, integrated stainless steel oven, four ring gas hob and canopy stainless steel extractor above, uPVC double glazed window to side elevation, uPVC double glazed door to front and side. Integrated washing machine, breakfast bar, floor tiling, telephone point and vertical radiator.

Bedroom 1

13'1" x 9'6" (4.0m x 2.91m)

uPVC double glazed window overlooking rear, radiator, laminated timber effect flooring.



Bedroom 2

10'2" x 7'11" (3.12m x 2.42m)

(currently used as Dining Room), uPVC double glazed patio doors leading onto rear garden, laminated timber effect flooring, upright radiator.

Bathroom

6'2" x 5'2" (1.9m x 1.6m)

Modern three piece suite comprising 'L' shaped bath with shower above, shower screen, concealed cistern w.c. and vanity wash basin, fully tiled floor and walls, heated towel rail.

Attic space

Housing central heating boiler.

Outside

Long sloping driveway leads to garage with up and over door, personal side door and window. Rear flagged garden with raised bed. Terraced hard landscaped front garden.

Services

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

Agent's Note

This property is steel framed with outer brick cladding and pebble dash finishing. If you are seeking a mortgage to fund the purchase, you may wish to consult with a Broker as some lenders may not consider the property suitable under their lending criteria. The Agent will be able to assist with any enquiries.

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'

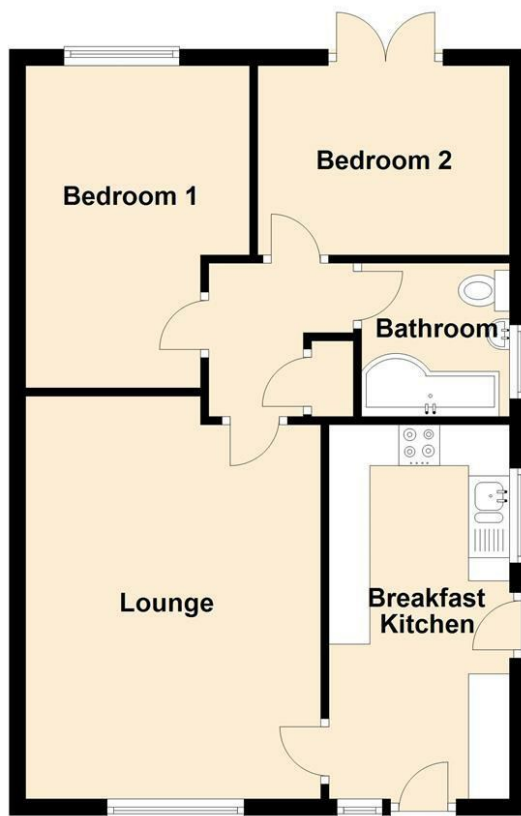
Directions

From Gyffin village, continue down Henryd Road taking second left into Maes y Llan. Continue up to the top of the hill and turn right, the property will be viewed in a short distance on the left hand side.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
Plan produced using PlanUp.

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.

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