



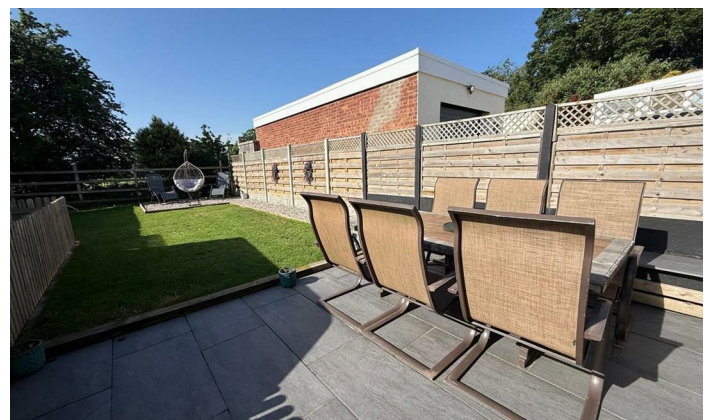
## 15 Bryn Marl

Llandudno Junction LL31 9BZ

£299,950

A two-bedroom detached bungalow with two first floor Hobby rooms occupying a level plot with ample driveway parking, garage, lawned and decked garden. Situated in a convenient location within easy reach of local shops, amenities and transport links, including the nearby railway station.

Accommodation comprises: Entrance Hall, Lounge/dining room with with patio doors to the rear garden, Modern fitted Kitchen, two Bedrooms, two first floor hobbies rooms and Bathroom. The property benefits from uPVC double glazing and gas central heating. Private driveway providing ample off-road parking, detached garage, and a generous rear garden with paved and decked seating areas, ideal for outdoor dining and entertaining.



Tel: 01492 555500

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



## Location

Located in a popular residential area within easy reach of local shops, schools and a range of amenities. The property is also convenient for the nearby railway station, providing excellent transport links for commuting. The surrounding area offers a mix of coastal, rural and town amenities, with easy access to the A55 Expressway for travel across North Wales and beyond.

The Accommodation Affords:  
(Approximate measurements only)

### Reception Hall

uPVC double glazed door leading into Reception Hall, radiator, staircase to first floor level.

### Lounge / Dining Room

12'2" x 18'3" (3.72m x 5.57m)

Two radiators, uPVC double glazed patio doors leading to rear garden, laminated flooring.

### Kitchen

8'8" x 7'10" (2.66m x 2.41m)

Range of base and wall units with integrated fridge/freezer, integrated washing machine, four ring electric hob, built-in electric oven with extractor hood over, uPVC double glazed window to rear elevation, uPVC double glazed door, laminated flooring, gas central heating boiler.



### Bedroom 1

8'8" x 10'2" (2.66m x 3.11m)

uPVC double glazed window to front elevation, radiator.

### Bedroom 2

12'7" x 12'3" (3.86m x 3.74m)

uPVC double glazed window to front elevation, radiator.

### Bathroom

6'1" x 8'11" (1.86m x 2.72m)

Fitted with panelled bath, low flush w.c. vanity unit, wash handbasin, part tiled walls, inset spotlighting, uPVC double glazed window, ladder style towel rail.

### First Floor

Landing, storage cupboard, Velux window.

### Hobbies Room 1

10'4" x 10'11" (3.16m x 3.34m)

Velux window, radiator.

### Office / Hobbies Room

15'6" x 10'9" (4.74m x 3.30m)

Velux window with views over to Marl mountain, eaves storage.

### Outside

The property has driveway off road parking leading to a detached garage with up and over door and side window, good sized enclosed rear garden laid to lawn with a raised decked seating area.

### Services

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

### Viewing

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

### Proof Of Funds

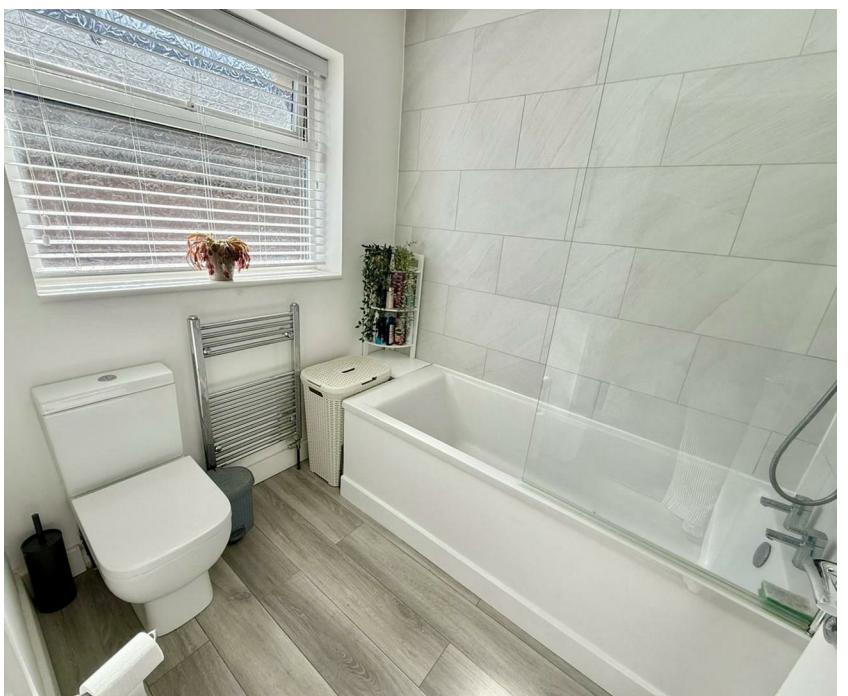
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases:  
**IDENTITY DOCUMENTS:** a photographic ID, such as current 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 D

### Directions

Proceed from the Agent's office to the roundabout, over the bridge, take the turning for Llandudno Junction and immediately left up Marl Lane and Bryn Marl will be located at the top end of Marl Drive on the left hand side. Continue into the estate and the property will be viewed on the left hand side.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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	



# Floorplan To Follow

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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