

41 Nant Yr Efail

Colwyn Bay LL28 5DR

£164,500





This one bedroom quad-style home is ideal for those seeking a low-maintenance lifestyle while enjoying the benefits of village living, making it an excellent choice for first-time buyers or those looking to downsize.

VIEWING HIGHLY RECOMMENDED

Tenure: Freehold - EPC TBA - Council Tax - B

A charming one bedroom conveniently situated within Glan Conway Village and its local amenities.

The property offers bright and airy open-plan living, a contemporary bathroom and a delightful sun lounge with a spacious mezzanine-style first-floor bedroom.
Further benefits include gas central heating and Upvc double glazing.

Externally, the property benefits from allocated parking for one vehicle and a private rear courtyard garden, ideal for relaxing and entertaining..

IDEAL FIRST TIME BUYER HOME

Tel: 01492 555500
https://www.iwanmwilliams.co.uk

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



Location

Glan Conwy is a popular village overlooking the estuary towards the castle town of Conwy, offering local amenities including primary school, a Public House and several other small businesses. Conveniently situated a short distance from the A55 expressway and the larger towns of Llandudno and Colwyn Bay.



The main entrance door opens into a welcoming reception hallway with a useful cloaks cupboard. The property features an attractive open-plan living area, incorporating a modern fitted kitchen with a range of contemporary units, integrated appliances and breakfast bar.

The kitchen flows seamlessly into the comfortable lounge area, which features an open staircase leading to the first-floor mezzanine bedroom, creating a lovely sense of space and character.



A delightful sun lounge provides additional versatile living accommodation, with a rear door offering direct access onto the enclosed courtyard garden.

Accommodation

Open Plan Lounge/kitchen
20'9" x 16'7" (6.35 x 5.08)

Sun Room
8'11" x 6'4" (2.74 x 1.95)

Bathroom
6'4" x 5'4" (1.95 x 1.65)

First Floor Mezzanine

Bedroom
14'0" x 10'10" (4.29 x 3.32)

Outside
A private, screened courtyard providing a secluded outdoor seating area, with ample space for a table and chairs, as well as room for a hot tub. Privacy fencing creates an ideal setting for relaxing, outdoor dining and entertaining.

Viewing:
By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@imwestates.com

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.

Tenure
Freehold

Council Tax
Conwy County Borough, council tax band D

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

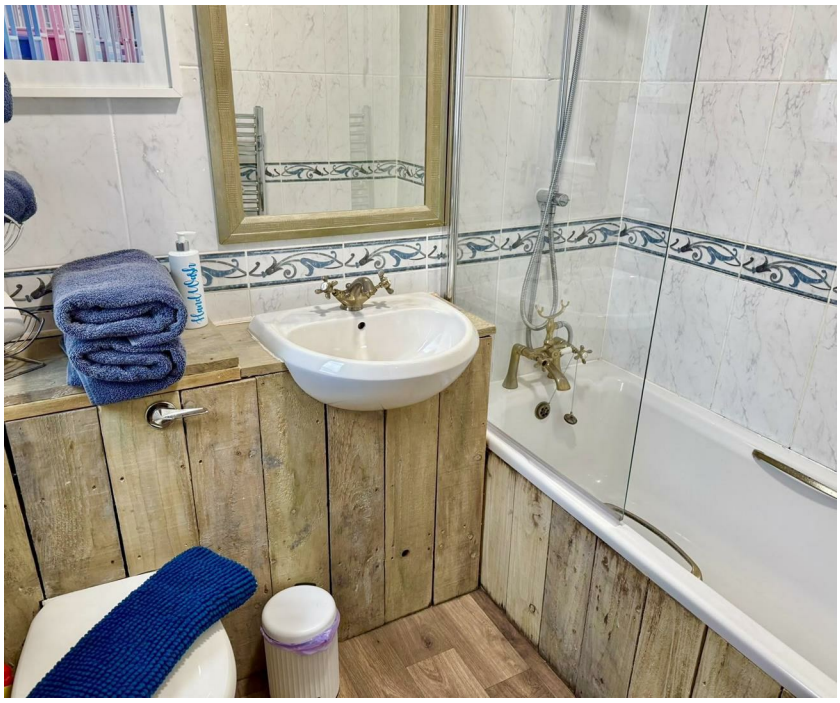
Directions
Proceed into Glan Conwy, turn left by the playing fields and take a second right opposite the Church towards the new housing, bear sharp left and then right into Nant yr Efail, follow the road to the top of the cul de sac and number 41 is situated on the left hand side forming part of a block of quad properties.

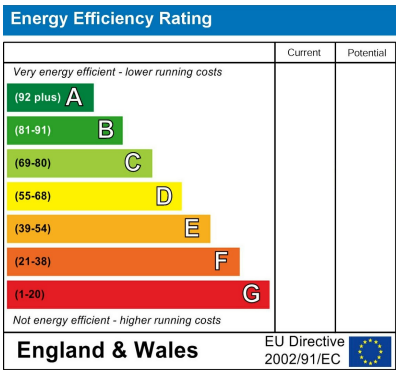
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These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and 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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