



## 22 Hendy

Tal-Y-Bont LL32 8JQ

£176,000

A spacious three-bedroom semi-detached family home set within a generous plot, enjoying large gardens and views towards the surrounding hills.

Tenure: Freehold - EPC: D - Council tax: C

Located on the popular Hendy Estate, Talybont, this well-proportioned property offers excellent potential as a comfortable family home. Benefiting from air source heat pump heating, uPVC double glazing and a sizable established rear garden, the property provides a superb opportunity to create a home tailored to individual tastes.

The accommodation in brief comprises:

Entrance hall, lounge with archway opening through to dining room, fitted kitchen, large utility/store room, three double bedrooms and a shower room. Externally, the property stands within a large plot with an enclosed front garden and an extensive rear garden laid mainly to lawn with established trees and shrubs.



Tel: 01492 555500

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



## Location

Pleasantly situated within the rural village of Tal y Bont in the beautiful Conwy Valley. The property is located on the outer edge of the Snowdonia National Park. Located approximately 7 miles from Conwy, approximately 6 miles from the traditional market town of Llanrwst and approximately 10 miles from Betws y Coed. Within easy access of the A55 Expressway giving access to all main routes. The main Holyhead to London railway line at Llandudno Junction connects directly with Manchester airport.

Accommodation Afford;  
(approximate measurements only)

### Reception Hall:

UPVC double glazed front door, Double panel radiator, balustrade staircase leading off to first floor level, laminated timber effect floor, under stair storage area.

### Dining Room:

11'5" x 10'10" (3.5m x 3.32m )

Former fire place surround with side plinths, dado rail, t.v point, double panel radiator.

### Archway leading to:

#### Lounge:

13'1" x 10'11" (4m x 3.33m )

UPVC double glazed window overlooking rear garden, double panel radiator, built in storage cupboard to recessed alcove.



#### Kitchen:

11'7" x 6'11" (3.54m x 2.11m )

Fitted base and wall units, single drainer sink, electric cooker point, UPVC double glazed window overlooking front, timber and glazed door leading to:

#### Utility Room:

15'1" x 5'10" (4.6m x 1.78m )

Plumbing for automatic washing machine and space for dryer, plumbing for dishwasher, UPVC double glazed rear door and window, freezer storage area, hot water cylinder.

#### First Floor Landing:

UPVC double glazed window overlooking front, double panel radiator.

#### Bedroom 1:

10'11" x 13'0" (3.34m x 3.98m )

Double panel radiator, UPVC double glazed window overlooking rear.

#### Bedroom 2:

11'7" x 10'11" (3.54m x 3.35m )

Double panel radiator, UPVC double glazed window overlooking front of property.

#### Bedroom 3:

7'0" x 8'4" (2.14m x 2.55m )

Upvc double glazed window overlooking front, radiator.

#### Shower Room:

6'11" x 5'4" (2.13m x 1.65m )

Walk in shower, electric meter, low level w.c, vanity wash basin, UPVC double glazed window, heated towel rail.

#### Outside

Extensive in size and offering level lawn, mature shrubs, trees, vegetable beds, and space for outbuildings or sheds. Plenty of scope for family use, gardening, or further landscaping.

#### Services:

Mains water, electricity and drainage connected to the property, air source heat pump heating.

#### Local Occupancy Clause

The property is subject to a Section 57 Local Occupancy Clause, the purchaser must be resident in the County of Conwy or within a 30 mile radius (within Wales) for a minimum of 3 years, please ask the agents for more information.

#### Council Tax Band:

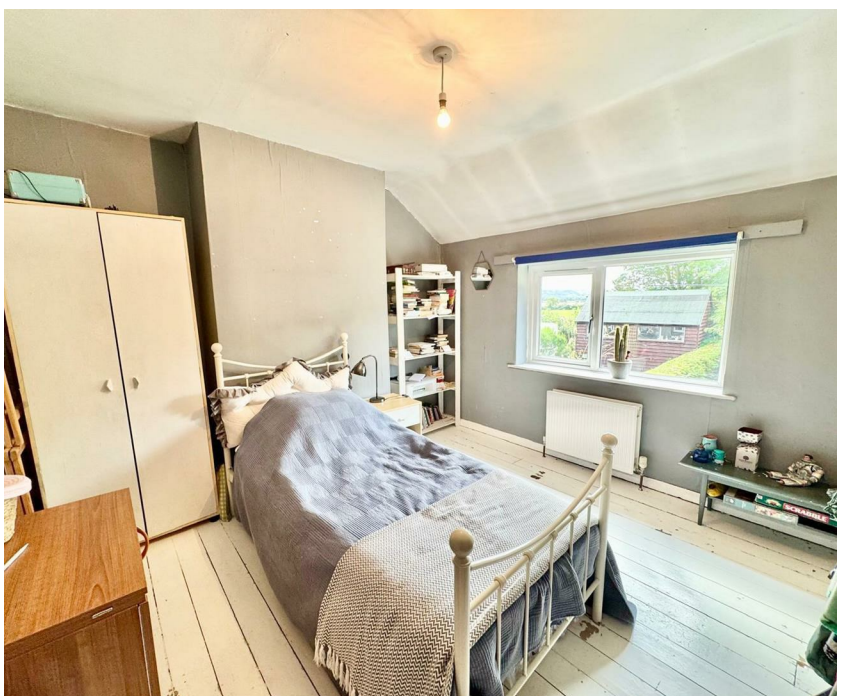
Conwy County Borough Council tax band C

#### 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)

#### 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.



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>		78
(55-68) <b>D</b>	58	
(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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