



# 18 Nant Yr Efail

LL28 5DR

£290,000

A well-presented and extended three-bedroom link-detached home occupying a pleasant cul-de-sac position within this popular residential area of Glan Conwy. Enjoying open rear views across adjoining green space and benefiting from a sunny, south-facing garden.

Tenure: Freehold - EPC: D - Council Tax: E

This property offers excellent family accommodation with the advantage of an attached garage, off-road parking and enclosed gardens with a useful timber summerhouse.

The accommodation benefits from gas central heating, uPVC double glazing, and is offered for sale with no onward chain.

Briefly affording: Entrance porch, reception hall, cloakroom, spacious kitchen with ample workspace and breakfast area. To the rear is a generous open-plan living and dining room, extended to create a bright, versatile family space with sliding patio doors opening directly onto the garden.

First floor: Landing, three good-sized bedrooms, and a modern, well-appointed shower room with walk-in enclosure.



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







## Location

A comfortable and practical family home located within easy reach of local amenities, Glan Conwy Primary School, and excellent road links to Llandudno, Conwy and the A55.

The Accommodation Affords:  
(Approximate measurements only)

### Entrance Porch

Built in electric meter cupboard, uPVC double glazed front door and side window, tiled floor, cloak hooks, timber and glazed door leading to reception hall with balustrade staircase leading off to first floor landing, radiator, understairs storage cupboard, coved ceiling.

### Downstairs Cloak Room

Low level w.c. pedestal wash handbasin, double panel radiator, uPVC double glazed window to front.

### Dining Kitchen

13'10" x 9'2" (4.23m x 2.8m)

Fitted base and wall units with complimentary worktops, 1.5 bowl sink with mixer tap, plumbing for automatic washing machine, split level double oven and grill, ceramic hob with concealed extractor above, uPVC double glazed window overlooking front of property. Breakfast bar, coving, radiator.





## Lounge

15'7" x 9'10" (4.76m x 3.0m)

Leading into rear Sun Lounge area (3.95m x 3.69m). Floor to ceiling uPVC double glazed window overlooking side, dado rail, double panel radiator, square archway leading to rear sitting area with dado rail, radiator, double glazed window and sliding patio doors leading onto rear garden, TV point, coving.

## First Floor Landing

Access to roof space, built in linen cupboard housing 'Ideal' central heating boiler, uPVC double glazed window.

## Bedroom 1

13'10" x 8'11" (4.24m x 2.72m)

Range of built in wardrobes along one wall, uPVC double glazed window overlooking front, radiator.

## Bedroom 2

10'5" x 8'10" (3.19m x 2.7m)

Range of built in wardrobes along one wall, radiator, uPVC double glazed window overlooking rear enjoying views over playing field.

## Bedroom 3

8'9" x 6'4" (2.69m x 1.95m)

uPVC double glazed window overlooking rear enjoying extensive views, radiator.

## Shower Room

Large walk in shower enclosure with glazed screen, mains shower, concealed cistern w.c; vanity wash basin, uPVC double glazed window, extractor fan, mirror and lighting, radiator, towel rail.

## Outside

The property benefits from driveway off road parking, attaches single car garage with up and over door, rear personal door, power and light connected. Grassed front garden and side path with access leading to a private enclosed rear garden with large patio, raised grassed areas, timber built summer house and also additional side patio.

## Services

Mains water, electricity, gas and drainage are 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 E

## 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 and the property will be viewed a short distance on the right hand side.

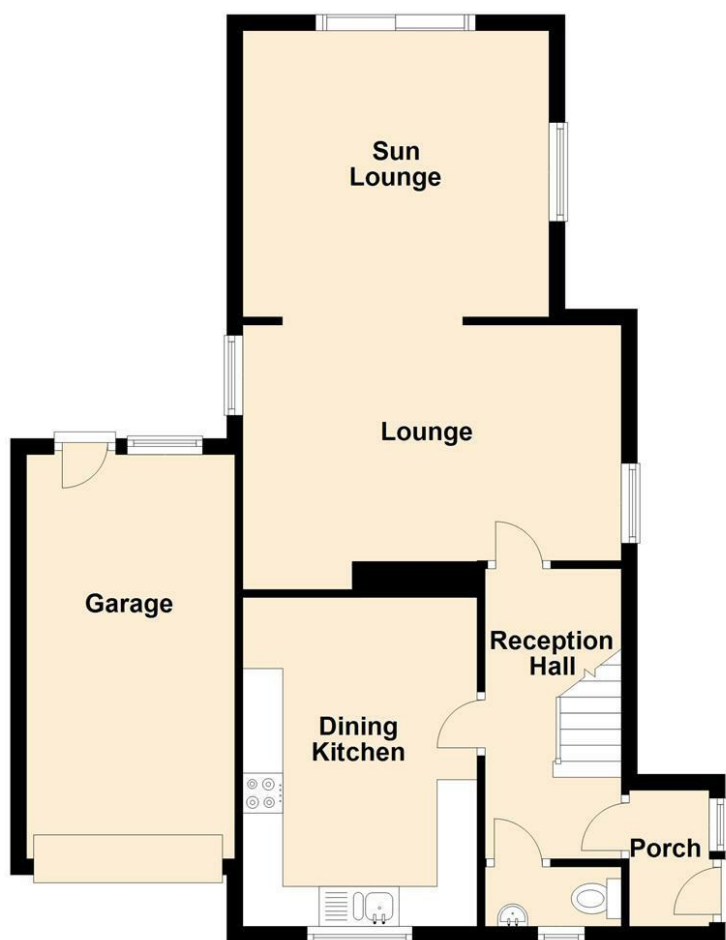




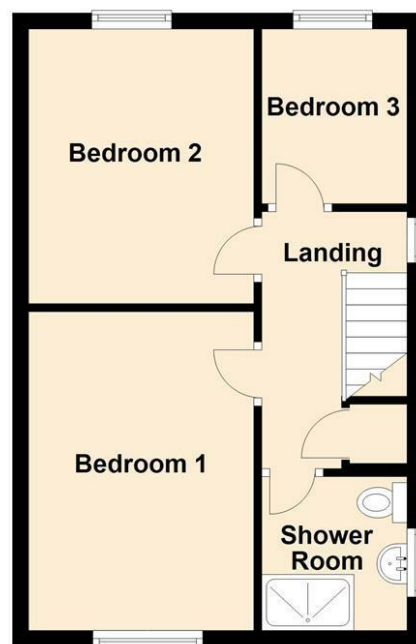


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

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