



2 Brookside Close

Penmaenmawr LL34 6DE

£168,500

A well-presented three bedroom mid-terrace home situated in a quiet residential cul-de-sac, within walking distance of the village centre and promenade.

Occupying an elevated position with pleasant open views, this comfortable home forms part of a small development of similar-style dwellings and benefits from an enclosed rear garden, allocated parking space and additional visitor parking.

The accommodation is arranged over two floors and comprises: entrance porch, reception hallway, spacious lounge and dining area with feature fireplace and French doors opening to the rear garden, and a fitted kitchen overlooking the front aspect. To the first floor are three bedrooms and a shower room with modern suite.

The property benefits from gas fired central heating, double glazing, and generous built-in storage throughout. Outside, the rear garden features lawn and patio areas with established borders and pleasant outlooks.



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



Location

Ideally positioned for access to the village amenities, shops, and the picturesque seafront promenade, this home offers an excellent opportunity for those seeking a convenient coastal lifestyle in a quiet yet accessible location.

The Accommodation Affords:
(Approximate measurements only)

Entrance Porch

Built-in cloaks and meter cupboard, uPVC double glazed door and window to front.

Reception Hall

Balustrade staircase leading off to first floor level, radiator, coved ceiling.

Lounge

16'4" x 13'1" (4.98m x 4.0m)

Feature Adam style fireplace surround with coal effect fire, marble hearth and surround, TV point, two radiators, telephone point, uPVC double glazed French doors leading onto rear garden enjoying views.

Kitchen

9'10" x 9'4" (3.0m x 2.86m)

Fitted range of base and wall units with complimentary worktops, split level oven, space for fridge/freezer, four ring hob with canopy extractor above, uPVC double glazed window overlooking front, wall mounted Valiant central heating boiler, space and plumbing for automatic washing machine.



First Floor Landing

Access to roof space, radiator. Built in linen cupboard with radiator and shelving.

Shower Room

Three piece suite comprising walk in shower with glazed screen, low level w.c. pedestal wash handbasin, radiator, uPVC double glazed window.

Bedroom 1

11'5" x 8'0" (3.49m x 2.46m)

Overlooking front, uPVC double glazed window, built in wardrobe, radiator.

Bedroom 2

9'10" x 9'3" (3.0m x 2.84m)

Built in wardrobes, radiator, uPVC double glazed window overlooking rear enjoying views.

Bedroom 3

6'6" x 6'6" (2.0m x 2.0m)

Overlooking rear enjoying views, uPVC double glazed window, radiator.

Outside

Small front garden area and parking space.

To the rear of the property is an enclosed patio garden with established borders and raised planting areas, offering a private space for outdoor seating and entertaining. Beyond the fence lies a further lawned garden area, gently sloping down towards the roadside, providing additional outdoor space and pleasant views over the surrounding area

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

Tenure

Freehold

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.

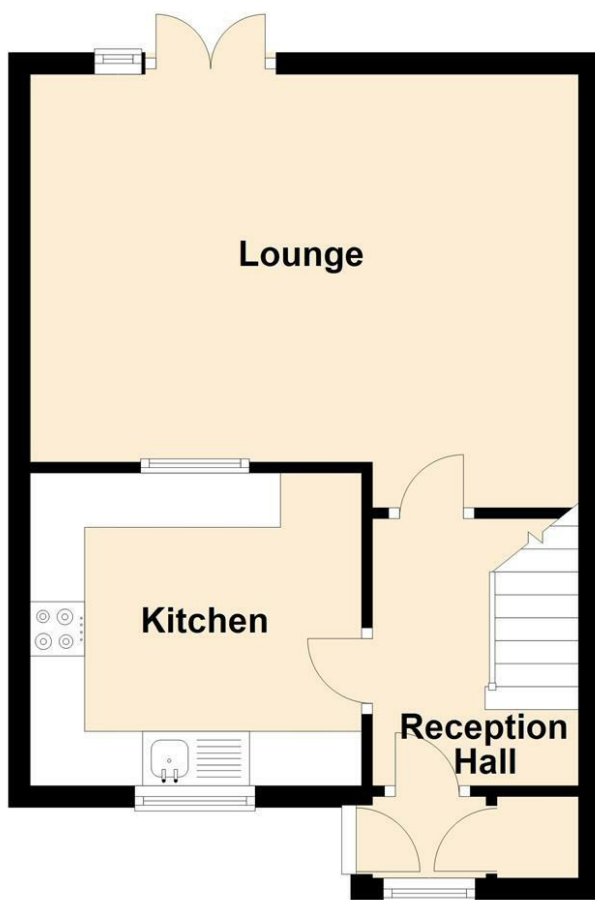
Directions

Proceed into the village of Penmaenmawr, at the crossroads in the middle of the village, turn left and follow Fernbrook Road passing the car park on the right hand side, bear left and straight ahead, do not turn right up the hill and Brookside Close is a short distance on the right hand side.

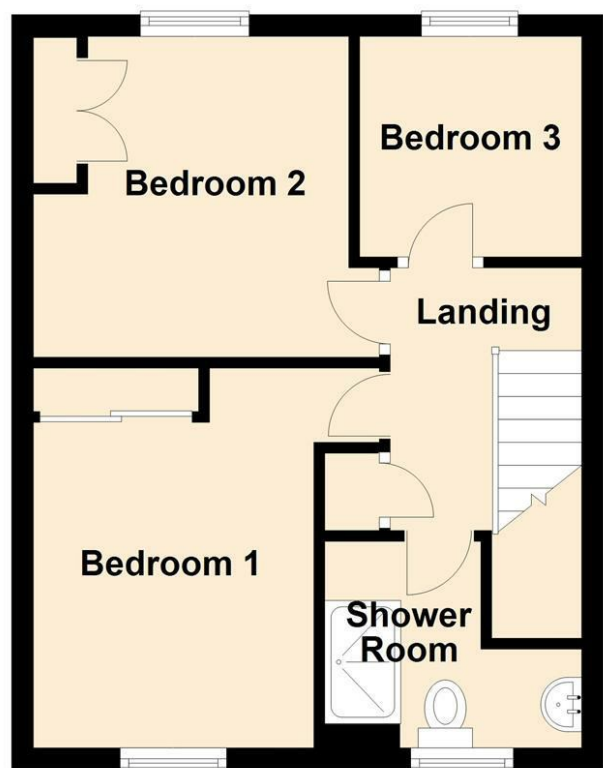


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Iwan M Williams Estate Agents

5 Bangor Road
Conwy
LL32 8NG

Tel: 01492 555500
Email: conwy@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

