



Hen Bryn Iolyn
Conwy LL32 8UX



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£235,000

A traditional double fronted detached house located in the Iolyn Park area on the outskirts of Conwy. Commanding elevated setting with panoramic front views.

Hen Bryn Iolyn is a well presented family home set in large garden with outstanding countryside views and sunny front aspect.

Convenient and popular hamlet setting within a short drive of Conwy and access to the A55 expressway.

Affording entrance porch, small hallway, living room, dining room, kitchen, rear porch, landing, bedroom 1, bedroom 2, bedroom 3, bathroom.

Central heating and double glazing, hard-standing for parking, rear courtyard and sizable outside lean-to store shed.

VIEWING RECOMMENDED



Location

Located a short distance along the B5016 from the historic castle town of Conwy. The town has a variety of retail outlets, bank, hotels, library and several places of interest. There is a local primary and secondary school, social and recreational facilities including an 18-hole golf course and yachting marina nearby.

The Accommodation Affords
(Approximate measurements only):

Front Entrance Porch:
uPVC double glazed door.

Small Entrance Hall:
Staircase leading up to first floor level.

Lounge: 17'4" x 11'7" (5.3m x 3.55m)
Feature recessed fireplace with oak lintel over, tiled hearth, housing glazed fronted multi-fuel stove; picture rail; uPVC double glazed window overlooking side; uPVC double glazed French doors leading onto front elevation enjoying extensive views.

Dining Room: 11'8" x 9'1" (3.57m x 2.78m)
uPVC double glazed bay window overlooking front enjoying extensive views; picture rail; former fireplace with slate hearth; radiator.

Kitchen: 15'2" x 6'2" (4.64m x 1.89m)
Extending along the rear elevation overlooking rear courtyard. Fitted range of base and wall units with complementary worktops; single drainer sink; plumbing and space for washing machine; electric cooker point; space for fridge; wall mounted electric meter cupboard; radiator; understairs storage cupboard.

Rear Entrance Porch:
Leading to outside rear.

FIRST FLOOR



Landing:

uPVC double glazed window overlooking rear; radiator; built-in storage and airing cupboards.

Bedroom No 1: 15'3" x 10'0" (4.66m x 3.07m)

uPVC double glazed window overlooking front enjoying extensive views; radiator; hand wash basin; built-in store cupboard.

Bedroom No 2: 11'0" x 10'9" (3.37m x 3.3m)

uPVC double glazed window overlooking front enjoying extensive views; radiator.

Bedroom No 3: 8'2" x 6'6" (2.5m x 2m)

uPVC double glazed window overlooking rear.

Bathroom:

Three piece suite comprising panelled bath with shower above, pedestal wash hand basin and low level WC; wall tiling.

Outside:

The property commands an elevated position in a small hamlet on the outskirts of Conwy, enjoys views from front elevation. Outside lean-to store shed with floor mounted oil fired central heating boiler; power and light connected. Rear upper level hardstanding for parking, enclosed rear courtyard and outside store shed. Large terraced front garden with path from the roadside at lower level, established shrubs and plants. Superb outside seating area enjoying extensive countryside views.

Services:

Mains water and electricity are connected to the property; oil fired central heating. Septic tank. Fibre broadband.

Council Tax Band:

Conwy County Borough Council tax band 'E'.

Directions:

From the agents office continue through Gyffin, up Gyffin hill, out on Llanrwst Road for approximately 1 1/2 miles to Iolyn Park, ignoring the turning for Gorse Hill Caravan Park, take the next left into Iolyn Park and the property will be the second on the left hand side.

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
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(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	

Hen Bryn Iolyn, Iolyn Park, Conwy LL32 8UX

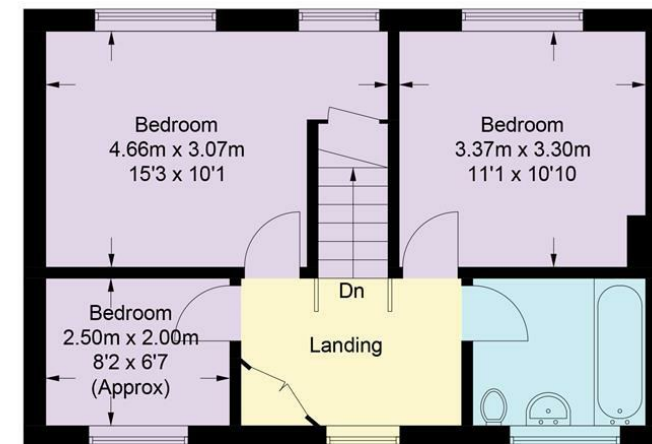
Approximate Gross Internal Area = 93.8 sq m / 1010 sq ft

Outside Shed = 11.1 sq m / 119 sq ft

Total = 104.9 sq m / 1129 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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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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