33 Llanrwst Road

Conwy LL32 8HP

£199,950

An immaculately presented 2 bedroom home set in large corner plot in popular residential area on the outskirts of Conwy.

Tenure: Freehold - EPC C -Council Tax C

Commanding a sunny, corner plot with large garden, garage, driveway and private patio area. Beautifully presented throughout with the benefit of modern new kitchen, central heating and double glazing. Affording front entrance porch, living room, dining kitchen, 2 double bedrooms, bathroom, garage and utility room.

Situated within walking distance of Gyffin village, school and easy access to Conwy town centre.

Viewing highly recommended.

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

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Location

Located within walking distance of the historic castle town of Conwy. The town has a variety of retail outlets, hotels, library and several places of interest. There are local primary and secondary schools, social and recreational facilities including an 18-hole golf course and yachting marina nearby.

Accommodation Affords:

(Approximate measurements only)

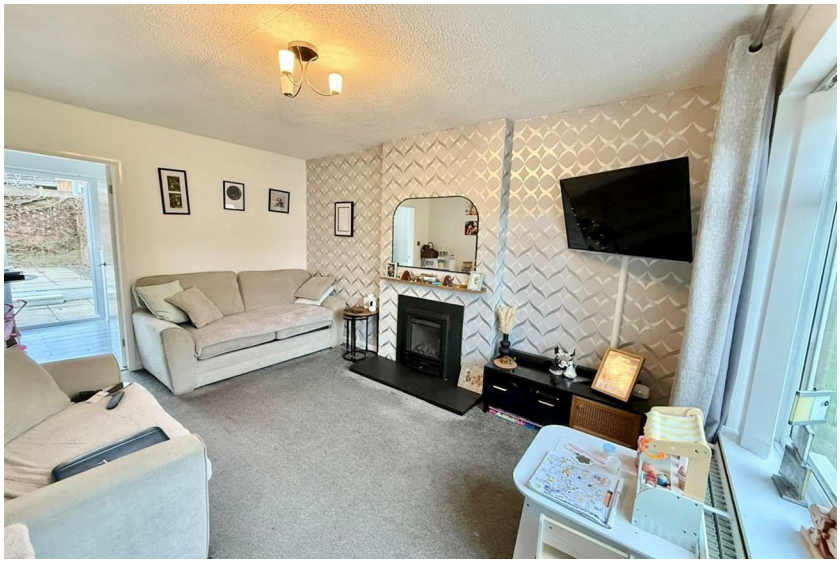
Front Entrance Porch:

Composite double glazed front door and uPVC double glazed windows; tiled floor; door leading to:

Lounge:

14'5" x 14'0" max (4.41 x 4.27 max)

Feature coal effect gas fire with polished slate hearth and surround; double panelled radiator; uPVC double glazed window overlooking front; staircase leading off to first floor level.



Dining Room:
14'0" x 6'6" (4.27 x 2)
Modern newly fitted kitchen with bespoke worktops and moulded drainer and copper style sink with mixer tap; Samsung duel cook oven and grill; four plate induction hob, concealed extractor above; wall cupboards; uPVC double glazed window and French doors leading onto rear patio.

Dining Area:
Double panelled radiator; coved ceiling; understairs storage area for fridge freezer; electric meters; shelving and cloak hanging hooks.

First Floor:

Landing:
Access to roof space.

Bedroom 1:
11'7" x 10'4" (3.55 x 3.16)
UPVC double glazed window overlooking front of property; double panelled radiator; wall TV point; built-in storage cupboard housing central heating boiler for central heating and hot water.

Bedroom 2:
9'10" x 7'6" (3 x 2.31)
UPVC double glazed window overlooking rear; radiator.

Bathroom:
Three piece suite comprising panelled bath with shower above, shower screen, pedestal wash hand basin and low level WC; fully tiled walls and floor; chrome ladder style heated towel rail.

Outside Garage & Utility:
16'8" x 8'0" (5.1 x 2.45)
Currently not used as garage but provides good storage area with wall mounted cupboards, worktop with space and plumbing for automatic washing machine, dishwasher, dryer freezer. Shelving above. Power and light connected; strip lighting; uPVC double glazed side door leading onto rear courtyard.

Outside:
The property commands a spacious corner plot with large grassed gardens, variety of shrubs and plants; raised rockery area; flagged patio; Driveway providing off road parking. Enclosed courtyard style patio area to the rear with gated entrance; privacy fencing.

Services:
Mains water, gas, electricity and drainage are connected to the property. Gas fired central heating.

Council Tax Band:

Conwy County Borough Council tax band C

Viewing:

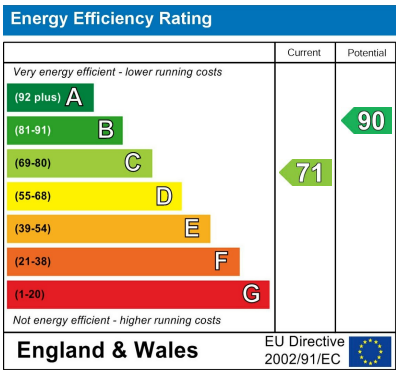
By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

Directions:

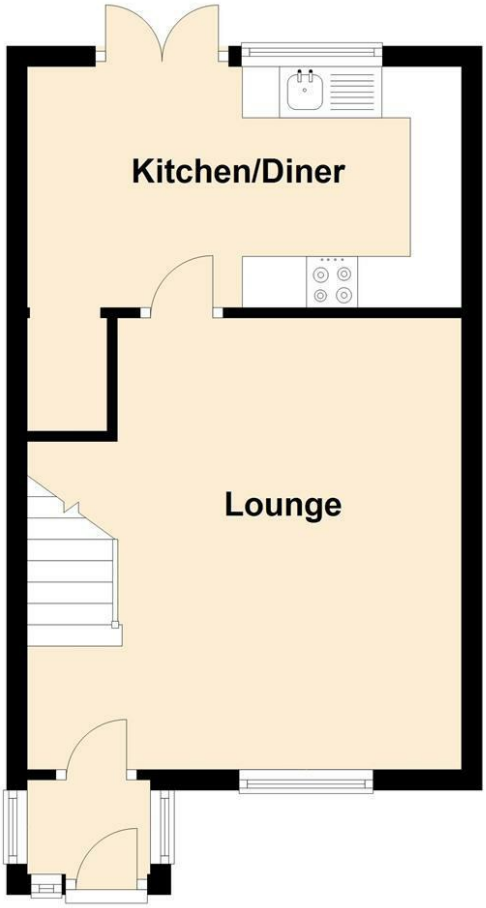
From the Castle in Conwy follow the B5106 towards Gyffin, continue into the village and up the hill where No 33 will be found on your left hand side as you turn left into Bryn Seiri Road.

Proof of Identity:

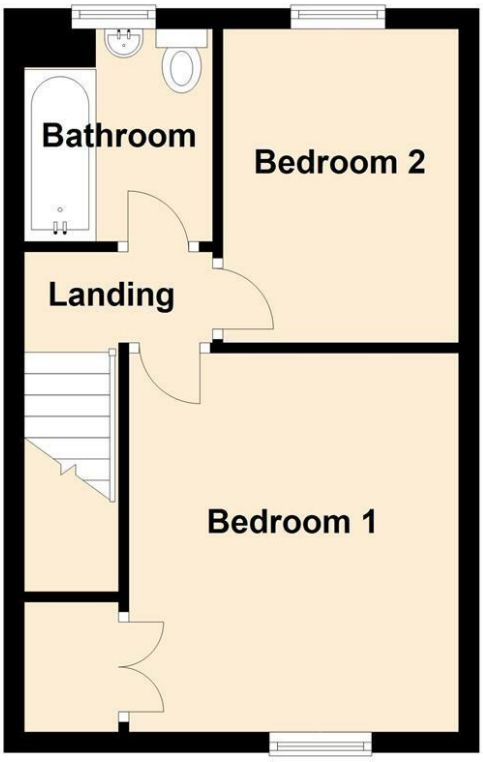
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport 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.



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 option must be treated as given on the same basis as these particulars.

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