



Bryn Corach Bungalow
Conwy LL32 8NS

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£465,000

An exceptional opportunity to acquire a spacious and characterful detached bungalow, set on a split-level plot with expansive views and within easy walking distance of the heart of historic Conwy.

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

Approached via a gated entrance, the property features a large paved and resin driveway providing ample parking and access to a detached garage/workshop, ideal for storage or hobbies. The grounds are attractively landscaped, offering private and enclosed rear garden areas, mature planting and various seating areas for enjoying the outdoors.

Internally, the home is full of charm, with a blend of modern comfort and traditional features. A welcoming reception hall with ornate spiral staircase, lounge with decorative wood panelling and fireplace with log-burning stove. A formal dining area, ideal for entertaining, connects seamlessly with the living space, while the kitchen/breakfast room offers excellent day-to-day practicality with ample units, integrated appliances and space to dine or relax.

All three bedrooms are bright and well-sized, the bathrooms include a stylish main suite with contemporary tiling and fittings. One of the standout features is the full-length side balcony, offering a peaceful spot to take in views of the surrounding countryside and distant hills. Further benefits include gas central heating, a mix of double and triple glazing.



Location

Tucked-away location, just minutes from the town's shops, harbour, train station and cultural landmarks.

A rare and appealing home in one of North Wales' most desirable towns — early viewing is recommended.

Accommodation Affords:
(Approximate measurements only)

Reception Hall: 18'8" x 8'0" (5.7m x 2.45m)

Lounge: 25'1" x 13'1" (7.65m x 4m)

Dining Room: 10'11" x 10'9" (3.34m x 3.3m)

Kitchen and Dining Room: 12'5" x 20'3" (3.79m x 6.19m)

Conservatory/ Study: 24'10" x 6'6" (7.59m x 2m)

Bedroom 1: 11'8" x 15'9" (3.58m x 4.81m)

Bedroom 2: 11'9" x 7'5" (3.59m x 2.27m)

Bedroom 3: 12'8" x 8'11" (3.88m x 2.72m)

Bathroom: 6'10" x 8'6" (2.1m x 2.61m)

Shower Room: 8'4" x 5'6" (2.55m x 1.69m)

First Floor:

Attic Room: 27'5" x 11'1" (8.37m x 3.38m)



Outside:

Grassed gardens, double garage (5.7m x 4.75m) workshop, and enclosed covered workspace, rear patio, driveway providing parking. Integral lower floor utility room and workshop.

Services:

Mains gas, water, drainage, electricity is connected to the property. Gas fired central heating.

Council Tax Band:

Conwy County Borough Council tax band 'F'

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

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.

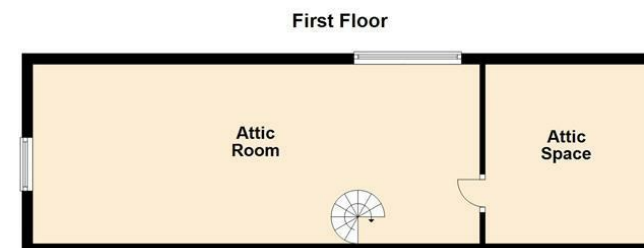
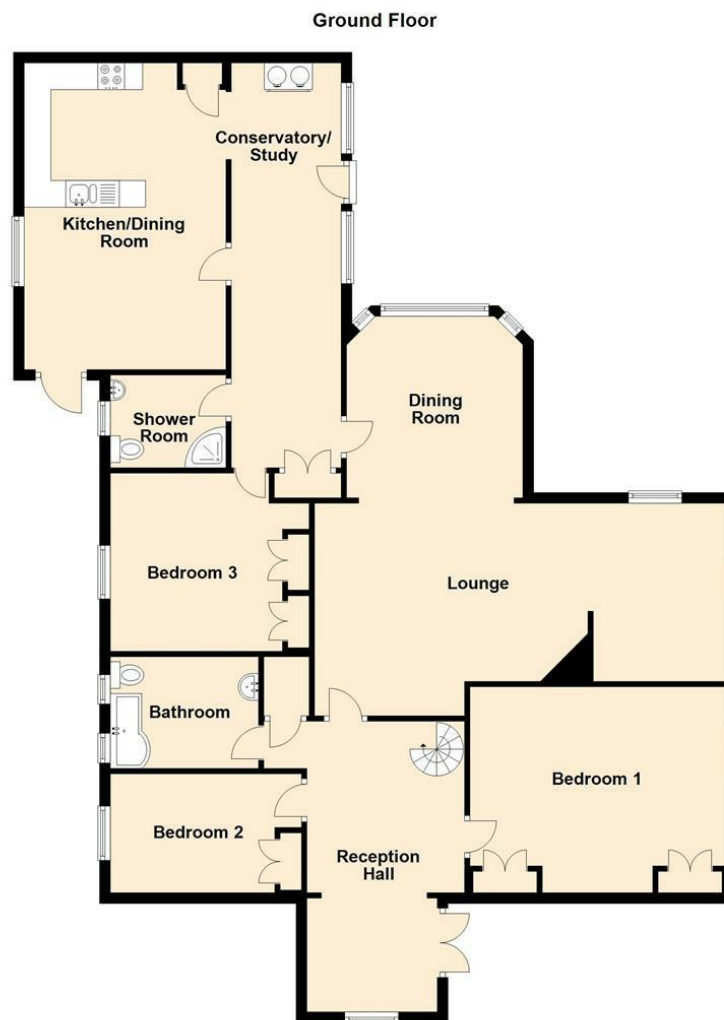
Directions:

Proceed from the agents office up Uppergate Street, through the arch and continue towards Sychnant Pass Road and continue up the road 300 yards and on the left there are pillars with a private driveway on the left hand side of the road, proceed down the private driveway and Bryn Corach is on the left hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	



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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