



3 Trem Afon

Glan Conwy LL28 5SY

£259,950

A spacious, beautifully presented 3-bedroom detached bungalow in popular location enjoying views across the Conwy estuary towards Deganwy and The Vardre.

Price - Offers over £259,950

Occupying a roadside setting within the village of Glan Conwy in a small select cul-de-sac of similar style properties with open front views.

The property is located on the level within walking distance of the village centre, bus stop and all the local amenities.

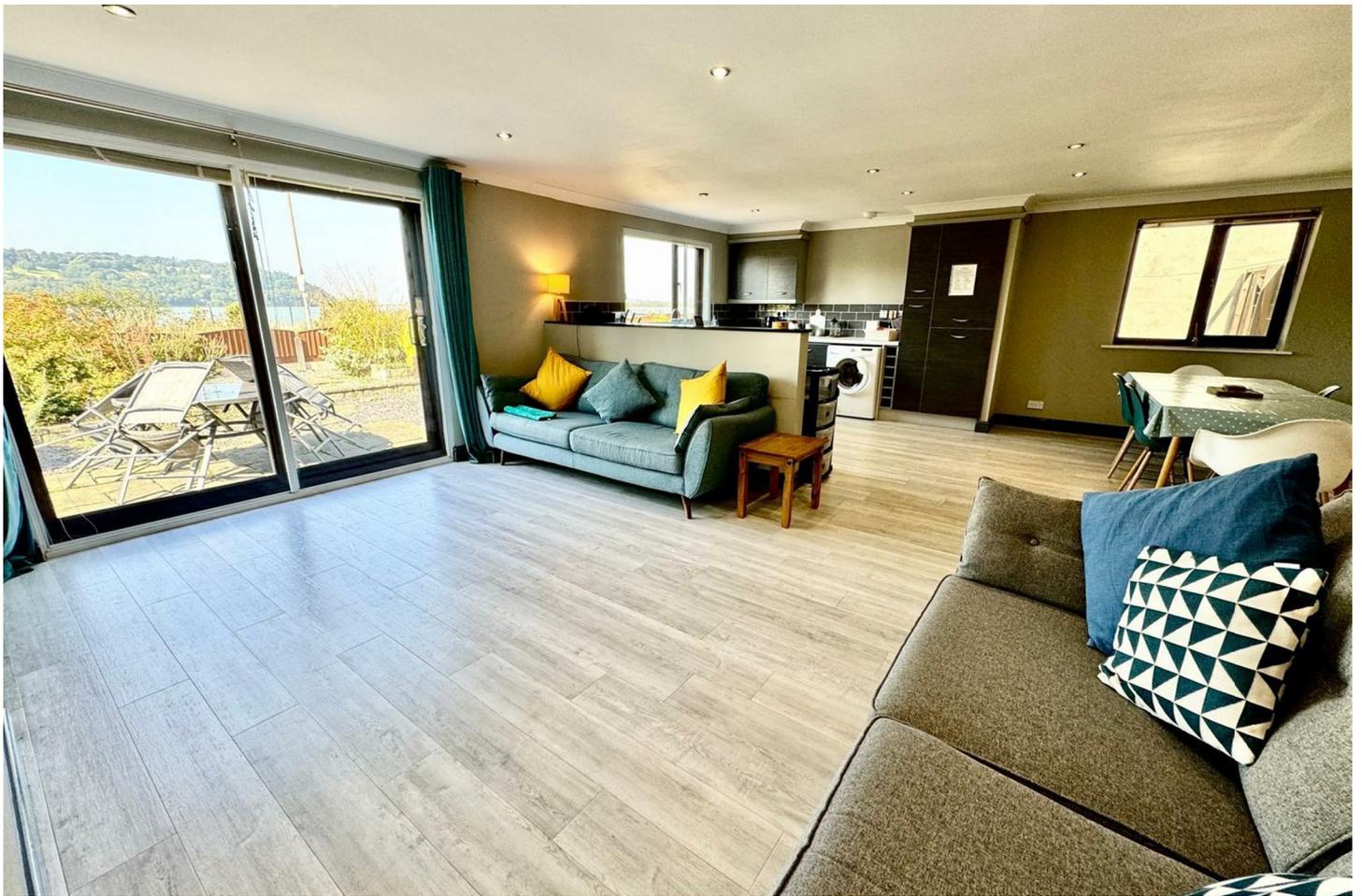
Immaculate home with large open plan kitchen, living and dining room, hallway, 3 bedrooms and bathroom. Level garden, parking and garage. Central heating and uPVC double glazing.

Viewing Highly Recommended.



Tel: 01492 555500

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



Location

Glan Conwy is a popular village overlooking the estuary towards the castle town of Conwy, offering local amenities including primary school, a Public House and several other small businesses. Conveniently situated a short distance from the A55 expressway and the large towns of Llandudno and Colwyn Bay.

The Accommodation Affords
(approximate measurements only):

Composite Double Glazed Front Door:
Leading to:

Hallway:
Coved ceiling, inset lighting; radiator.

Open Plan Kitchen, Dining & Living Room:
24'6" x 20'4" maximum. (7.48m x 6.2m maximum.)

Kitchen:

Fitted range of base and wall cupboards with complementary worktops; integrated Neff oven and ceramic hob; integrated Neff dishwasher; plumbing for automatic washing machine; integrated fridge freezer; single drainer sink with mixer tap; pull-out larder unit; peninsular base unit subdividing from living area. uPVC double glazed windows with secondary glazing overlooking front enjoying views.



Dining Area:

uPVC double glazed window overlooking side; covered ceiling; contemporary vertical radiator.

Living Room:

Sliding patio doors onto front providing triple glazing; TV point; coved ceiling; vertical radiator. Built-in cloaks storage cupboard.

Bedroom No 1:

11'11" x 9'10" (3.65m x 3m)

Double panelled radiator; coved ceiling;

Bathroom:

6'6" x 5'5" (2m x 1.67m)

Three piece suite comprising 'P' shaped bath with shower screen, shower above, pedestal wash hand basin and low level WC; ladder styl heated towel rail; fully tiled walls and floor; extractor fan.

Bedroom No 2:

12'4" x 8'5" (3.76m x 2.58m)

Two uPVC double glazed window overlooking side; double panelled radiator.

Bedroom No 3:

15'5" x 8'2" (4.72m x 2.49m)

uPVC double glazed window; coved ceiling; radiator.

Outside:

The property occupies a spacious corner plot with level side garden onto roadside, flagged patio and raised beds. Extensive views across estuary towards Deganwy and The Vardre; views across the valley to the hillsides beyond. Brick paved driveway providing off road parking, additional side parking, attached single car garage with up and over door, power and light connected.

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, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

Council Tax Band:

Business rates.

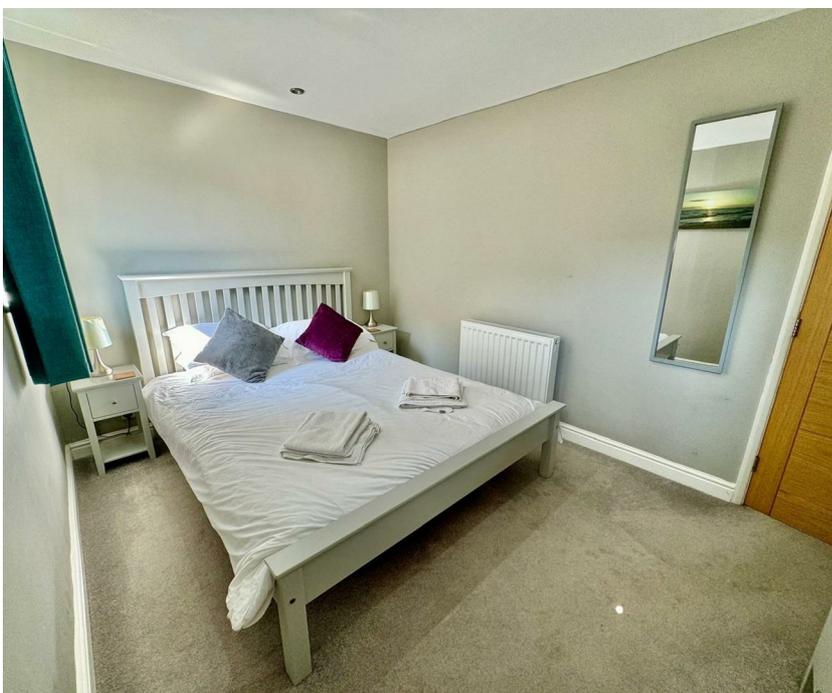
Directions:

From Conwy proceed into Glan Conwy village, continue out towards Llanrwst passing the car garage on the right hand side. Opposite the bus stop turn left into Trem Arfon and first right into the cul-de-sac and the property will be viewed in the far right hand corner.

Proof of Identity:



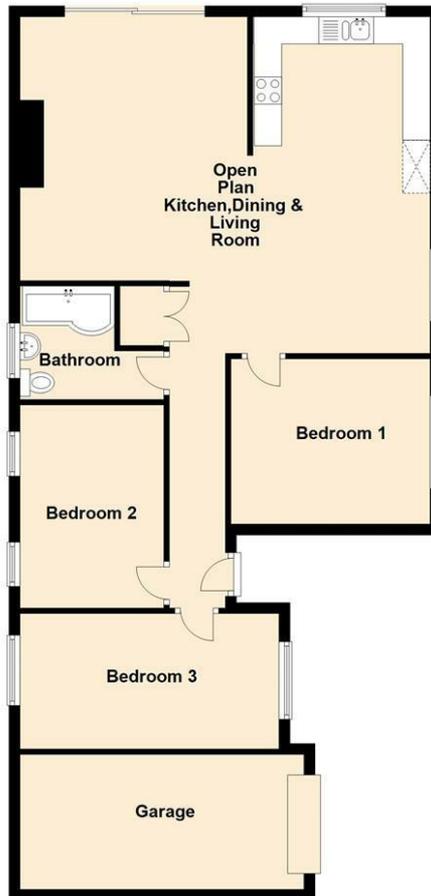
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. Plan produced using PlanUp.

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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