



34 Penmaen Road

Conwy LL32 8EU

£280,000

An immaculately presented, substantial 4 bedroom semi detached family home in popular residential setting within level walking distance to town centre and Marina.

VIEWING HIGHLY RECOMMENDED

This beautifully presented, extended and re-modeled family home has been renovated and improved over the last 5 years offering spacious well appointed light and airy accommodation together with landscaped front and rear gardens.

Affording entrance lobby, lounge, sitting room, large dining room, kitchen, utility toom, spacious landing, bedroom 1 with ensuite, bedroom 2, bedroom 3, bedroom 4, bathroom.

Gas fired central heating and uPVC double glazing.
Grassed rear garden patio area and timber garden shed.



Tel: 01492 555500

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



Location

Conwy

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.

The Accommodation Affords:

(Approximate measurements only)

Reception Hall

Composite double glazed front door leading to small reception hall with staircase leading off to first floor level.

Lounge

16'9" x 10'10" (5.11m x 3.31m)

With feature recessed former fireplace surround with oak lintel over, book shelving to alcove recess, TV point, double panelled radiator, lime oak timber effect flooring, uPVC double glazed window overlooking front. Twin timber and glazed doors lead to rear large Dining Kitchen.



Sitting Room

9'10" x 9'9" (3.0m x 2.99m)

Lime oak timber effect flooring, radiator, uPVC double glazed window overlooking front of property.

Dining Kitchen

22'9" x 9'6" (6.95m x 2.91m)

Dining area with timber effect laminated flooring, uPVC double glazed French doors leading onto rear patio and garden, two radiators. Peninsular base units sub dividing from Kitchen with solid oak worktops, fitted base units with integrated fridge, freezer, dishwasher, stainless steel oven with four ring gas hob, inset Belfast style 1.5 bowl sink with mixer tap, uPVC double glazed window overlooking rear of property. Timber clad New England style boarding with shelving.

Large rear Utility Room

6'4" x 13'11" (1.95m x 4.25m)

Fitted base units with inset single drainer sink, plumbing and space for washing machine, timber effect worktop, New England style boarding with shelving above, built in cloaks and storage cupboard, cloak hooks, radiator, composite double glazed rear door. Bespoke cupboard housing 'Ideal' combi central heating boiler.

First Floor Level

Spacious Landing

With power points.

Bedroom 1

10'11" x 12'1" (3.33m x 3.69m)

Radiator, uPVC double glazed window overlooking front of property. En-suite shower room with large shower with sliding glazed doors, brick effect tiling, low level w.c. wash basin, attractive wall tiling, mirror, extractor fan and ladder style heated chrome towel rail.

Bedroom 2

8'2" x 10'11" (2.51m x 3.33m)

uPVC double glazed window overlooking front, radiator, access to roof space.

Bedroom 3 (L shaped)

15'10" x 9'4" (4.84m x 2.86m)

Radiator, uPVC double glazed window overlooking rear of property.

Bathroom

6'6"x 9'6" (1.99mx 2.91m)

Four piece suite comprising free standing roll top bath with claw feet, antique style hand adapted shower, shower enclosure with glazed door, vanity wash basin with mixer tap and tiled surround, concealed cistern w.c. ladder style heated towel rail, uPVC double glazed window overlooking rear, inset spotlighting, extractor fan.



Outside

The property has been beautifully landscaped, both front and rear, large gravelled hard landscaped front garden with raised borders, bespoke wrought iron gates leading to hardstanding for parking. Side door and access leading down paved pathway, outside water tap, lighting, flagged rear patio and enclosed rear grassed garden with raised beds. Large timber built garden store shed.

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

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.

Council Tax Band:

Conwy County Borough Council tax band 'C'

Directions

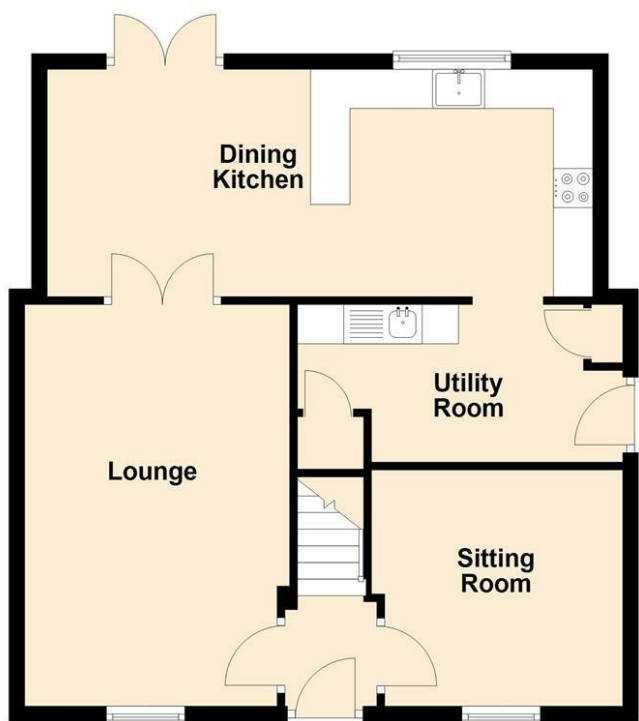
From the Agent's office proceed through the archway along Bangor Road, before going under the railway viaduct turn right towards Morfa and continue down Penmaen Road and the property will be viewed on the right hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(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.

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