



11 Erw Wen

Llanddulas Abergele LL22 8JN



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£395,000

An Impressive, Substantially Extended Detached Family Home offering immaculate 4 bed accommodation.

VIEWING HIGHLY RECOMMENDED

Tenure: Freehold - EPC: TBA - Council Tax: E

This beautifully presented, extensively renovated detached family residence offers spacious and versatile accommodation, ideal for modern family living. Occupying a generous plot with ample off-road parking, landscaped gardens and a tandem garage, the property has been thoughtfully reconfigured and enhanced to a high standard throughout.

The ground floor is entered via a welcoming entrance porch leading into a spacious reception hall with a cloakroom/WC and an attractive oak staircase rising to the first floor. The principal living room is spacious. To the rear, the outstanding open-plan dining kitchen provides an impressive focal point, fitted with a contemporary range of units and quality integrated appliances, complemented by a large breakfast bar and ample space for family dining and entertaining.

From the kitchen is a comfortable sitting room / garden room with direct access to the rear garden, creating an ideal everyday living space. In addition, there is a further separate dining room also with direct access to the outside.

To the first floor, the property offers four well-proportioned bedrooms, all finished to a high standard. The principal bedroom benefits from fitted wardrobes, while the remaining bedrooms are generous doubles. These are served by a luxurious and modern family shower room, fitted with contemporary sanitary ware and stylish tiling.



Location

The small coastal village of Llanddulas is within easy access of the A55 expressway and 2 miles from the traditional market town of Abergele and Colwyn Bay.

The Accommodation Affords:
(Approximate measurements only)

Front Entrance Porch 5'6" x 6'2" (1.7m x 1.88m)
Composite double glazed front door and floor to ceiling windows, inset spotlighting, composite double glazed door leading to Reception Hall.

Reception Hall

Radiator, oak turn staircase leading off to first floor level, understairs storage cupboard with space for dryer and plumbing for washing machine.

Cloakroom

Concealed cistern w.c. vanity washbasin, ladder style heated towel rail, half tiled walls, cloak hooks.

Lounge 12'2" x 19'5" (3.73m x 5.92m)

Feature fireplace surround with inset log effect electric fire, uPVC double glazed bow window overlooking front, TV point, coved ceiling, uPVC double glazed window overlooking side elevation, double panel radiator.

Dining Kitchen 12'2" x 19'6" (3.71m x 5.96m)

Fitted range of modern base and wall units with quartz worktops, inset 1.5 bowl sink with mixer tap, integrated dishwasher, wine cooler, Bosch integrated microwave, range cooker with Belling built in extractor hood above with inset lighting, space for American style fridge/freezer, uPVC double glazed window overlooking rear, inset spotlighting, coving, floor to ceiling store cupboards, peninsular breakfast bar with base units sub dividing from dining area, double panel radiator, uPVC double glazed window overlooking side. Square archway leading to rear sun lounge/sitting room. Oak and glazed door leading through to Dining Room.

Sun Lounge / Sitting Room 10'9" x 11'11" (3.28m x 3.65m)

French doors leading onto rear garden and uPVC double glazed windows to side and rear elevation, Karndean flooring throughout.



Dining Room 11'7" x 11'1" (3.55m x 3.38m)

Partly vaulted ceiling, radiator, Karndean flooring, French doors leading onto rear garden, uPVC double glazed window leading to covered passageway which leads to an integral car garage.

First Floor

Spacious landing, uPVC double glazed window overlooking side elevation, oak doors leading off.

Bedroom 1 11'6" x 12'7" (3.51m x 3.84m)

uPVC double glazed window overlooking front of property with partial sea views, radiator.

Bedroom 2 11'7" x 11'0" (3.54m x 3.37m)

uPVC double glazed window overlooking rear, radiator, TV point.

Bedroom 3 7'8" x 11'0" (2.34m x 3.36m)

Radiator, uPVC double glazed window overlooking rear.

Bedroom 4 9'6" x 7'9" (2.92m x 2.37m)

Built in linen cupboard, uPVC double glazed window overlooking front, radiator.

Bathroom 10'7" x 4'9" (3.24m x 1.45m)

(extending to 2.34m) 'L' shaped.

Luxury bathroom, comprising walk in shower with smoked glazed screening, extractor fan, inset speakers, integral TV, large vanity washbasin, mirror and light above, wall tiling, concealed cistern w.c. uPVC double glazed window, blue mood lighting.

Outside

To the front is a large block-paved driveway providing extensive off-road parking and access to the tandem garage. The rear garden has been attractively landscaped for ease of maintenance and enjoyment, featuring paved seating areas and a high degree of privacy. Space and covered area for Hot Tub (available by separate negotiation). Garden Bar and seating.

A particular highlight is the detached garden studio, which provides an excellent additional space suitable for use as a home office, gym, hobby room or recreational area, making it ideal for today's flexible working and lifestyle needs.

Garden studio (4,83m x 2.37m) extending to 2,72m.

Laminated floor, uPVC double glazed windows and French doors leading onto front, power and light connected.



Garage 8.55m x 2.65m

plus recess and overhead storage area, all boarded, two radiators, automatic roller shutter door, power and light connected, space for two cars (tandem), Valiant wall mounted central heating boiler, plumbing for washing machine, sink, space for dryer, uPVC double glazed side door.

Services

Mains water, electricity, gas and drainage connected to the property.

Council Tax Band:

Conwy County Borough Council tax band E

Viewing

By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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