31 Parc Pentywyn

Deganwy LL31 9FP

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£445,000

A four-bedroom executive style home situated in the popular modern development built by the Award Winning Builders Beech Developments located on the outskirts of Deganwy.

The property benefits from Solar photovoltaic (PV) technology takes light from the sun and uses it to generate electricity. Solar PV can help cut electricity bills, reducing your carbon footprint and lowering energy bills.

VIEWING HIGHLY RECOMMENDED.- NO ONWARD CHAIN

This superb 4 Bedroom home offers modern, energy efficient accommodation over two floors together with integral car garage, brick paved driveway providing off road parking, with gardens located to front and rear. Affording reception hall, cloakroom, lounge, large dining kitchen and utility room, landing, bedroom 1 (en-suite shower room), bedroom 2, bedroom 3, bedroom 4, family bathroom. This property comes with remainder of 10 year NHBC warranty.

Location

The property is located in a popular setting within Deganwy village. Deganwy is situated on the Conwy estuary overlooking the world heritage site of Conwy castle, home to Deganwy Marina and the Quay hotel and spa. The village has a range of shops, restaurants, beach and promenade. Chester 45 miles, Manchester airport 75 miles.

The Accommodation Affords:
(Approximate measurements only)

Front Entrance
Composite double glazed front door leading to Reception Hall, radiator, staircase leading off to first floor level.

Cloak Room
Low flush w.c. vanity wash basin, tiled floor, radiator, extractor fan.

Lounge 16'4" x 12'1" (4.98m x 3.69m)
(plus boxed bay window overlooking front of property), TV point, radiator.

Dining Kitchen 25'1" x 10'8" (7.66m x 3.26m)
Fitted range of base and wall units with worktop over, integrated dishwasher, 1.5 bowl sink with mixer tap, AEG five plate induction hob, split level oven, uPVC double glazed window overlooking rear garden, tall cupboards, recessed blue tooth speaker, tiled flooring, door leading to Utility Room.

Utility Room 6'3" x 5'1" (1.91m x 1.57m)
Range of base units with plumbing for automatic washing machine, built-in sink, uPVC double glazed window and door leading to integral garage.

First Floor
Spacious landing, uPVC double glazed window, built-in cylinder cupboard, access to roof space.

Bedroom 1 13'0" x 11'10" (3.98m x 3.62m)
Radiator, uPVC double glazed window overlooking front of property.

En-Suite Shower Room 7'4" x 3'11" (2.25m x 1.2m)
Large shower enclosure with sliding door, wash handbasin, low level w.c. chrome ladder style heated towel rail, extractor fan.

Bedroom 2 12'7" x 9'10" (3.85m x 3m)
uPVC double glazed window overlooking front elevation, radiator.

Bedroom 3 11'1" x 8'6" (3.38m x 2.61m)
uPVC double glazed window overlooking rear elevation, radiator.

Bedroom 4 9'2" x 7'8" (2.81m x 2.36m)
Radiator, uPVC double glazed window.

Family Bathroom
Contemporary three piece suite comprising: panelled bath with shower over, shower screen, wash handbasin, low level w.c. tiled walls, inset spotlighting, shaver point, built-in cupboard.

Garage
Car Garage (5.65m x 2.54m)
Wall mounted Worcester gas central heating boiler.

Outside
Front garden laid to block paving driveway with mature shrubs. Rear garden laid to lawn.

Services
Mains water, electric, gas and mains drainage connected to the property.

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.

Council Tax Band:

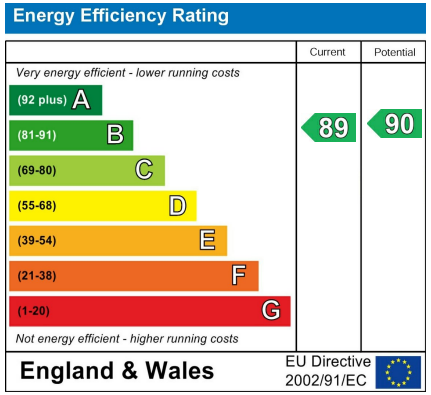
Conwy County Borough Council tax band F

Directions

From the agents office continue over the bridge, take first exit at the round-about follow the road towards Deganwy taking the right hand slip up the hill along Pentywyn Road, immediately after the turning for Marl Lane turn right into Parc Pentywyn and follow the road down and turn right the property will be viewed a short distance of the right hand side.

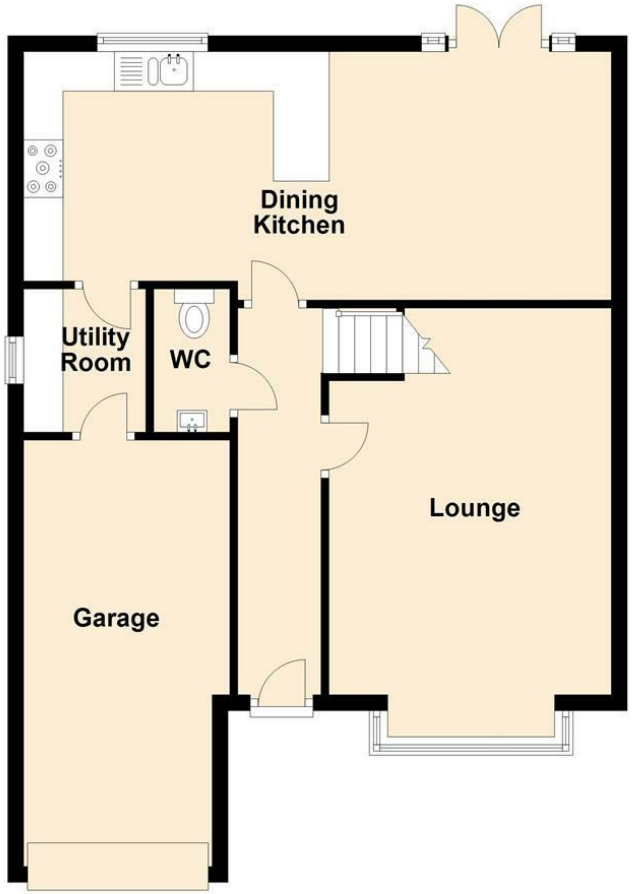
Agents Note

Please note there is an annual maintenance charge of £350.00 per annum payable in two instalments.
This charge covers the maintenance of the communal areas.



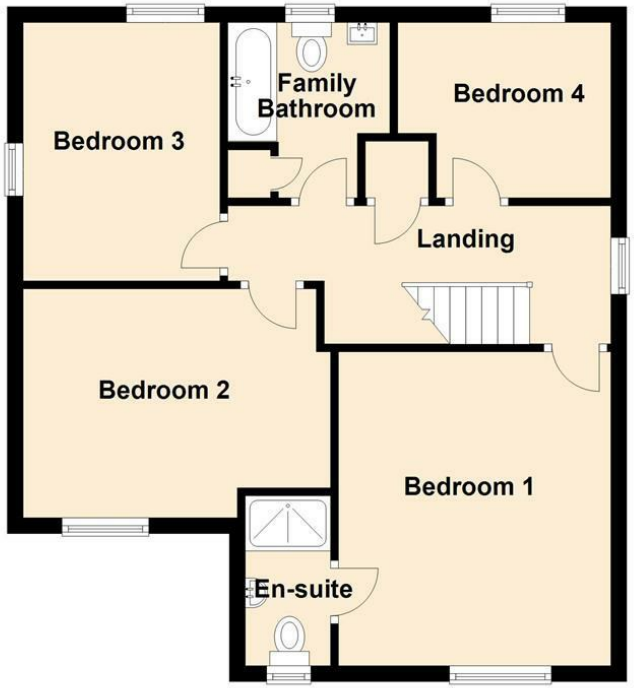
Ground Floor

Approx. 66.4 sq. metres (714.3 sq. feet)



First Floor

Approx. 55.3 sq. metres (595.7 sq. feet)



Total area: approx. 121.7 sq. metres (1309.9 sq. feet)

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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