



15 Mona Road

Conwy LL32 8HF

£249,500

A beautifully presented, renovated and refurbished 3 bedroom family home in popular residential area convenient for all local amenities.

Superb accommodation together with large rear garden and hillside views.

NO ONWARD CHAIN

Affording: Entrance Hall, Living Room, Dining Kitchen with central island, 3 Bedrooms and modern Shower Room. Outside store and Utility Shed, large decked seating area and extensive landscaped South facing garden. Gas fired central heating and uPVC double glazed windows and two rear French doors. Superb fitted kitchen with granite worktops, additional sound and heating insulation.

The property has been used as a successful holiday let.

Convenient level walking distance of school, Conwy Marina and the Town centre.

Viewing Highly Recommended.



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)

Small Front Entrance Hall:

Staircase leading off to first floor level, recess with cloak hanging hooks, oak door leading through to:

Living Room:

16'4" x 10'5" (5m x 3.2m)

Recessed fireplace surround, laminated floor, TV point, uPVC double glazed window overlooking front, radiator, inset spotlighting, uPVC double glazed French doors leading onto rear decking and garden.

Dining Kitchen:

16'4" x 10'7" extending to 13'10" by dining area. (5m x 3.23m extending to 4.22m by dining area.)

Dining Area:

uPVC double glazed French doors leading onto rear garden, understairs storage cupboard.

Kitchen:

Fitted range of Crown base and wall units with integrated Neff appliances, bespoke solid granite worktops, integrated double oven, plumbing and recess for American fridge, 5 plate ceramic hob with stainless steel canopy extractor above, single drainer sink with inset lighting, breakfast bar and central island with granite worktop, integrated microwave and storage cupboards, double panelled radiator.



First Floor:

Landing:

uPVC double glazed window overlooking rear, double panelled radiator.

Bedroom 1:

10'7" x 10'9" (3.23m x 3.3m)

Sound proofing provided to party wall and also between bedroom and bathroom, double panelled radiator, uPVC double glazed window overlooking front, recess for bed with inset spotlighting above, recessed wardrobe with oak doors, wall mounted TV point.

Shower Room: (Space for bath if required)

7'5" x 5'5" (2.27m x 1.66m)

Three piece suite comprising large walk in shower with glazed screen, vanity unit with mirrored medicine cabinet above, low level WC, ladder style heated towel rail, attractive wall tiling, extractor fan, uPVC double glazed window to rear.

Bedroom 2:

10'8" x 8'0" (3.26m x 2.45m)

double panelled radiator, uPVC double glazed window overlooking front of property.

Bedroom 3:

7'9" x 7'10" (2.38m x 2.41m)

double panelled radiator, uPVC glazed window overlooking rear garden with views to hillsides beyond.

Outside:

The property benefits from garden to front and rear (south facing). Gravelled front garden and also attractive shrubs and rose beds, timber fencing, side access leading to extensive landscaped rear garden with large decked area. Rear bespoke utility and store shed with plumbing for automatic washing machine, space for freezer, power and light connected, veranda to rear for sheltered seating. Established shrubs and plants, timber panel fencing providing privacy. Raised beds ready for re-planting, and established shrubs & trees.

Services:

Mains water, electricity, gas and drainage are connected to the property. Recently installed gas combi boiler & central heating throughout.

Council Tax:

Conwy Council Tax Band - C

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

Directions

Proceed from the agents office in the direction of Bangor Road turning right just before the railway viaduct into Whinacres, turn immediate left into Mona Road and the property will be viewed on the left hand side.

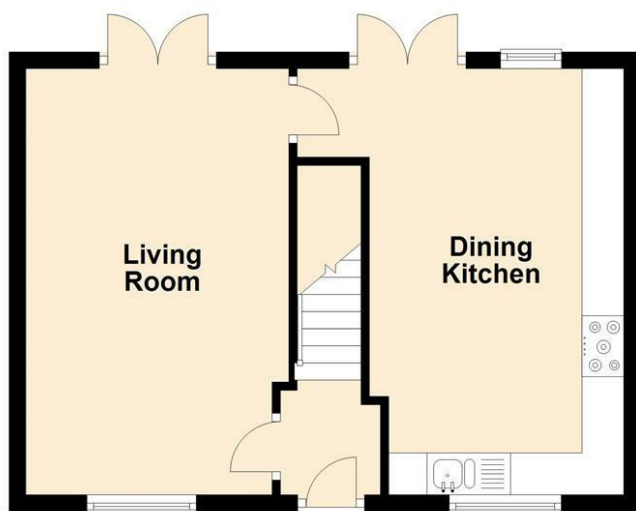
Proof of Identity

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.

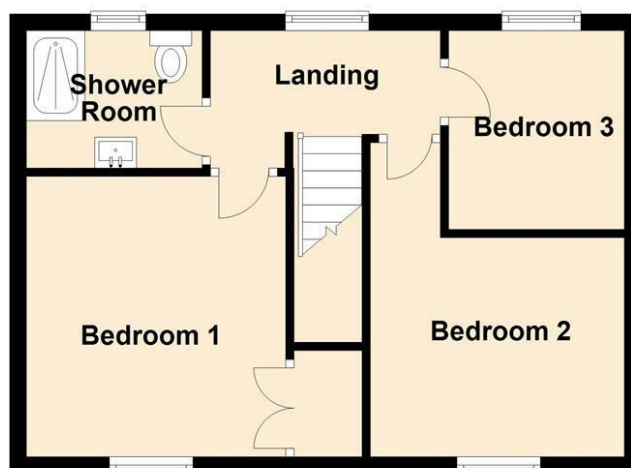


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



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 opinion must be treated as given on the same basis as these particulars.

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