



25 Bryn Celyn

Conwy LL32 8PW

£345,000

A spacious detached bungalow with garage and gardens in a sought after cul-de-sac close to the Town centre.

Viewing Highly Recommended

A generous 2 bedroom detached bungalow situated in a highly regarded cul-de-sac in a small select development, just a short stroll from the historic Town Walls and local amenities. Set in mature well maintained gardens with driveway and attached garage, the property enjoys an open outlook to the front. Benefitting from central heating and double glazing, the interior offers bright, well proportioned rooms. Briefly affording; entrance porch, reception hall, lounge, dining room, conservatory, spacious kitchen, 2 double bedrooms and bathroom. The main bathroom doubles up as a 'Jack and Jill' en-suite if required. Although now requiring some modernisation, the bungalow offers excellent potential in a quiet, yet convenient setting, popular for easy access to Conwy Town centre.



Tel: 01492 555500

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



Location

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.

Entrance Vestibule

uPVC double glazed front door, timber and glazed door leading to Reception Hall. Timber effect flooring, radiator, coved ceiling, built-in cloaks and storage cupboard.

Lounge

16'10" x 11'10" (5.14m x 3.62m)

Feature fireplace surround with coal effect gas fire, radiator, uPVC double glazed window overlooking front enjoying open aspect and views, telephone point, wall lights.



Kitchen

12'11" x 11'9" (3.96m x 3.6m)

Base and wall units with complementary worktops, single drainer sink, plumbing for automatic washing machine, radiator, built-in cupboard housing Worcester central heating boiler, gas cooker point, uPVC double glazed window to rear. uPVC double glazed door leading to rear entrance passageway with tiled floor, uPVC double glazed rear door, built-in larder cupboard with shelving and plumbing for washing machine.

Cloak Room

Low level w.c. and wash basin, wall tiling.

Bedroom 1

12'5" x 10'10" (3.8m x 3.31m)

Radiator, wall lights, coving, door leading to 'Jack and Jill' en-suite bathroom.

Bedroom 2

13'1" x 10'10" (4.0m x 3.31m)

Radiator, uPVC double glazed window overlooking rear, wall lights.

Bathroom

8'3" x 6'5" (2.53m x 1.98m)

Panelled bath, low level w.c. pedestal wash handbasin, fully tiled walls, radiator.

Integral Car Garage

16'4" x 8'11" (5.0m x 2.74m)

uPVC double glazed window, up and over door, electric and gas meters.

Outside

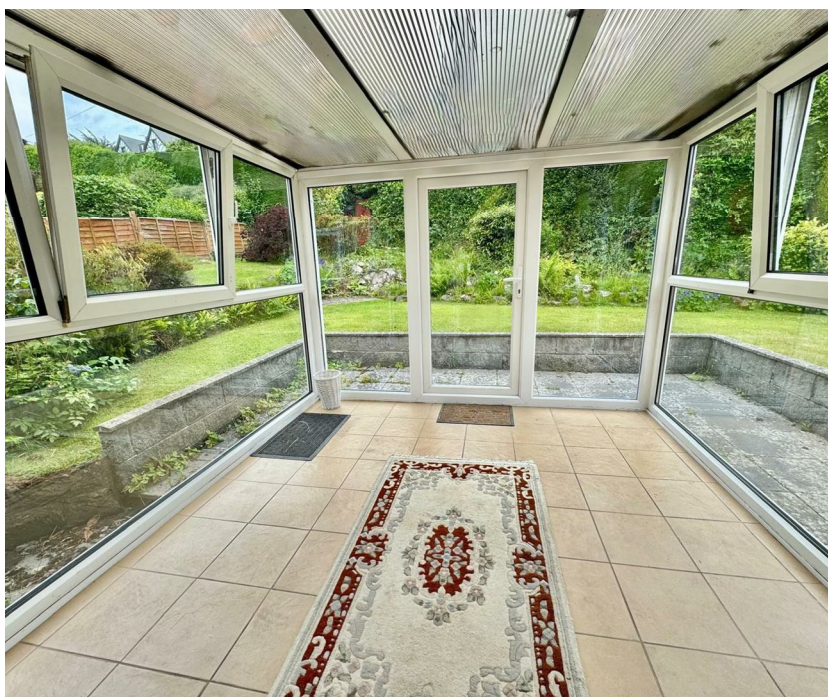
The property enjoys established gardens to front and rear, mainly grassed with shrub borders, patio at rear.

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. 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 'E'

Directions

From the Agent's office, go through the arch towards Bangor, taking second left into Cadnant Park, over the bridge and immediately left into Bryn Celyn. Follow the road around up to the top and turn right and the property will be viewed a short distance down on the left hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	77
England & Wales		EU Directive 2002/91/EC

Ground 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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