82 Gwynan Park

Penmaenmawr LL34 6RP

£225,500

A superb modern two bedroom semi detached bungalow situated within close proximity of the shops and bus route and enjoys lovely mountain views.

Tenure: freehold -EPC: D - Council tax: C

Immaculately presented throughout offering spacious light and airy modern accommodation with the benefit of UPVC double glazing, central heating, modern kitchen, and shower room. Affording reception hall, large living room with dining area, modern fitted kitchen, 2 double bedrooms and shower room. Detached single car garage,

INSPECTION RECOMMENDED

Tel: 01492 555500
https://www.iwanmwilliams.co.uk

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

Location

Dwygyfylchi is a picturesque village located at the bottom of the Sychnant Pass and is on the edge of Snowdonia National Park. It is near penmaenmawr with its local shops and amenities and close to the A55 expressway for easy access to Conwy, Bangor, and Chester.

Accommodation Affords

(Approximate measurements only)

UPVC Part Glazed Front Door Leading To:

Entrance Porch:

6'4" x 4'2" (1.95m x 1.29m)
Radiator; hallway with store cupboard;

Lounge:

16'6" x 11'9" (5.03m x 3.60m)
Feature fireplace surround with inset gas fire; radiator oak effect laminate flooring; UPVC double glazed window looking out onto front elevation.

Kitchen/Diner:

11'10" x 9'1" (3.63m x 2.77m)
Modern fitted range of wall and base units with complimentary worktops; Integrated microwave oven; electric oven and hob with extractor fan above; stainless steel sink; inset lighting; oak effect laminate flooring;washing machine; wine rack; rear door leading to outside.

Bedroom 1:

11'11" x 11'10" (3.65m x 3.63m)

Two built in wardrobes one housing Vaillant central heating boiler; radiator; UPVC double glazed window overlooking rear elevation.

Bedroom 2:

9'1" x 10'8" (2.79m x 3.27m)

Radiator; UPVC double glazed window overlooking front elevation.

Shower Room:

9'1" x 10'8" (2.79m x 3.27m)

Shower with attractive glazed panel; Low level w.c.; vanity unit wash hand basin; attractive wet wall panelling; tiled flooring; ladder style radiator; UPVC double glazed window.

Garage

17'4" x 10'9" (5.30m x 3.28m)

Outside:

There is a good sized driveway, single car garage with power and light; front lawned area with established shrubs and low maintenance rear garden with timber fencing.

Council Tax Band:

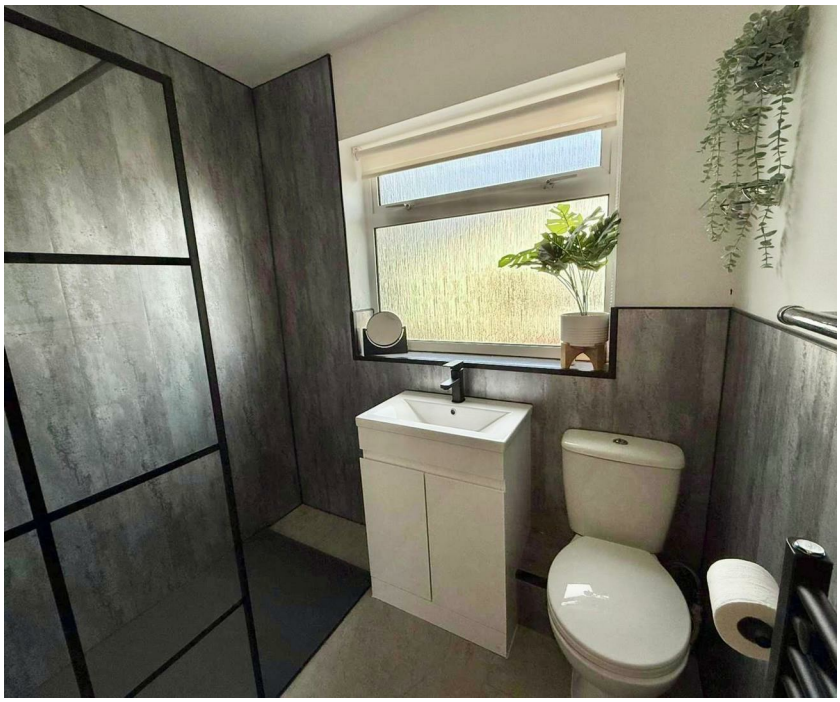
Conwy County Borough Council tax band C

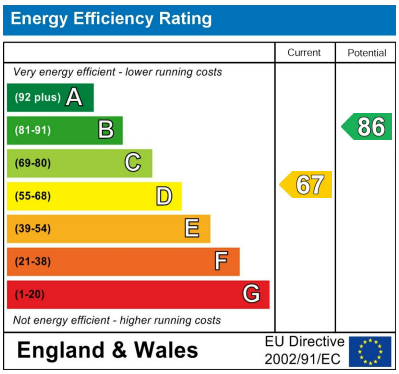
Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

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.





Floorplan To Follow

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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