



## 2 Lon Gwaenfyndd

Llandudno Junction LL31 9FG

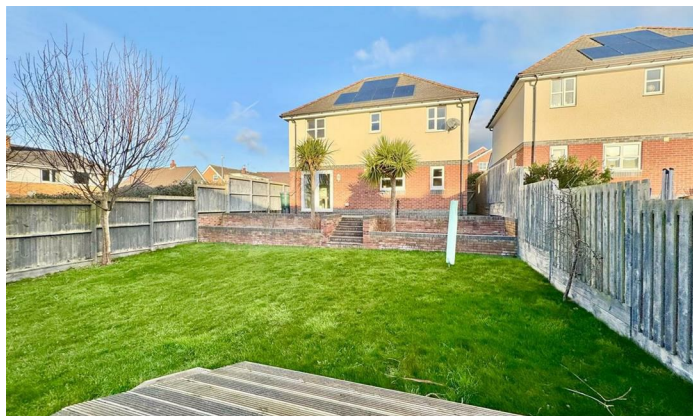
£320,000

A spacious, well presented detached family home in a popular residential area, convenient for schools, transport links and all local amenities.

VIEWING HIGHLY RECOMMENDED.

Occupying a large corner plot on the approach into Lon Gwaenfyndd enjoying open views to front and rear. Built by award winning Beech Developments, offering a highly insulated modern home.

Brick paved driveway parking, large rear grassed garden with raised flagged patio and decking. Central heating, solar power, uPVC double glazing. Converted garage providing additional downstairs reception room, affording reception hall, cloakroom, lounge, sitting room, large dining kitchen, utility room, spacious landing, bedroom 1 with en-suite shower room, bedroom 2, bedroom 3, bathroom. Leasehold.



Tel: 01492 555500

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





## Location

Located within level walking distance to the centre of Llandudno Junction which has a variety of local shops and amenities. It is located on a main railway line and bus route and is very close to the A55 Expressway for easy access to Chester and the motorways. The castle town of Conwy is just a short distance away with the bigger towns of Llandudno and Colwyn Bay close by.

The Accommodation Affords:  
(approximate measurements only)

### Covered Front Entrance

Composite double glazed door leading to Reception Hall, balustrade staircase leading off to first floor level, tiled floor, radiator.

### Cloakroom

Low level w.c. vanity wash basin, radiator.

### Lounge

14'2" x 10'8" maximum (4.32m x 3.26m maximum)

Radiator, uPVC double glazed window overlooking front, media point.





### Sitting Room (converted Garage)

16'0" x 8'4" (4.9m x 2.56m)

Feature mock recessed fireplace with oak lintel over, built-in cupboard housing Glowworm central heating boiler, uPVC double glazed window overlooking front.

### Dining Kitchen

21'9" x 7'10" (6.64m x 2.39m)

Kitchen with fitted range of base and wall units, granite worktops, tall unit housing split level Zanussi double oven and grill, integrated dishwasher, inset sink with mixer tap, five ring gas hob with canopy stainless steel extractor above, understairs cupboard.

Dining area with double panelled radiator, peninsular breakfast bar, French doors leading onto rear patio.

### Utility Room

7'8" x 4'5" (2.35m x 1.35m)

Base units with granite worktops, space and plumbing for automatic washing machine and dryer, uPVC double glazed door to rear.

### First Floor

Spacious landing, uPVC double glazed window, radiator, built-in storage cupboard and separate linen storage cupboard.

### Bedroom 1

13'0" x 10'7" (3.97m x 3.24m)

uPVC double glazed window overlooking front, fitted wardrobes and bedside cabinets, radiator. En-suite shower room, three piece suite comprising corner cubicle, wash basin, low level w.c. heated towel rail, shaver point, extractor fan.

### Bedroom 2

11'10" x 8'9" (3.62m x 2.67m)

Radiator, uPVC double glazed window overlooking front with open aspect, wardrobes with sliding mirror doors.

### Bedroom 3

10'7" x 6'11" (3.25m x 2.11m)

uPVC double glazed window overlooking rear enjoying distant mountain views, radiator.

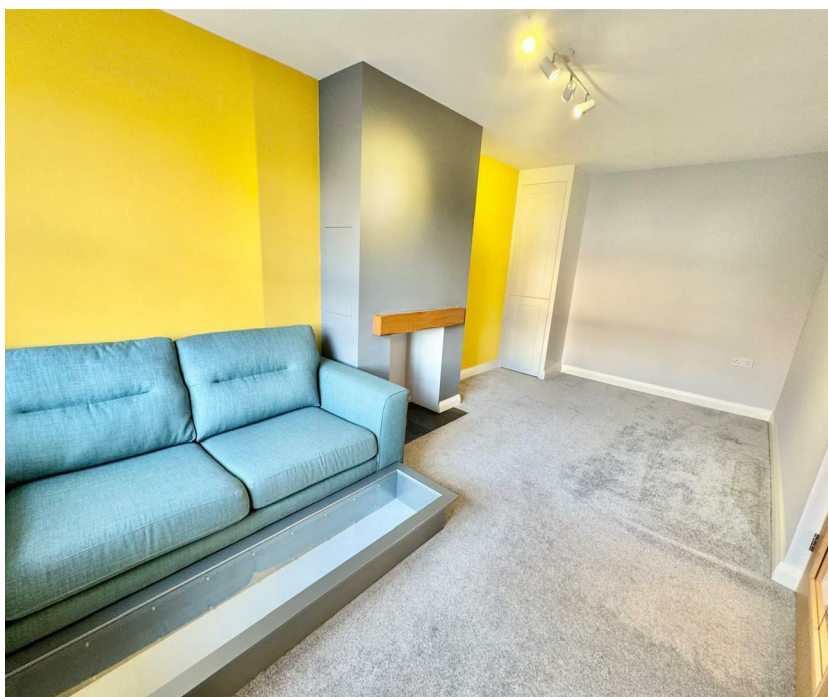
### Bathroom

7'11" x 5'7" (2.43m x 1.71m)

Panelled bath with shower above, shower screen, fully tiled walls, low level w.c. inset lighting, uPVC double glazed window, chrome ladder style heated towel rail.

### Outside

Large brick paved parking to front of property, side access leading to large rear garden with raised patio, grassed garden and corner decking.





## 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 Black Cat roundabout, continue towards Llandudno, up the hill along the A470 to the first roundabout, take first left into Narrow Lane and second left into Lon Gwaenfynydd and No 2 is the first property on the right hand side as you enter the development.

## Agents Notes:

Leasehold: £300 yearly

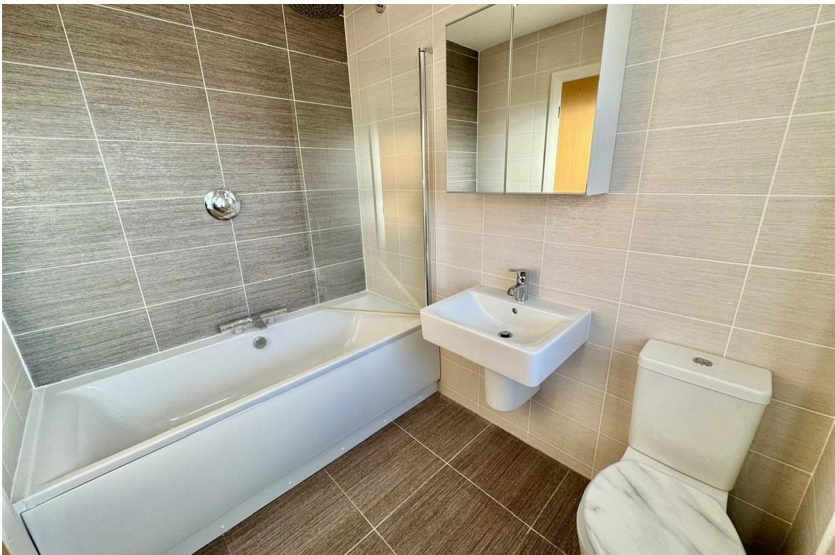
Estate management: £230 six monthly


## Solar panel information:

The solar panels feed directly back into the national grid and generate £300-£350 per annum.

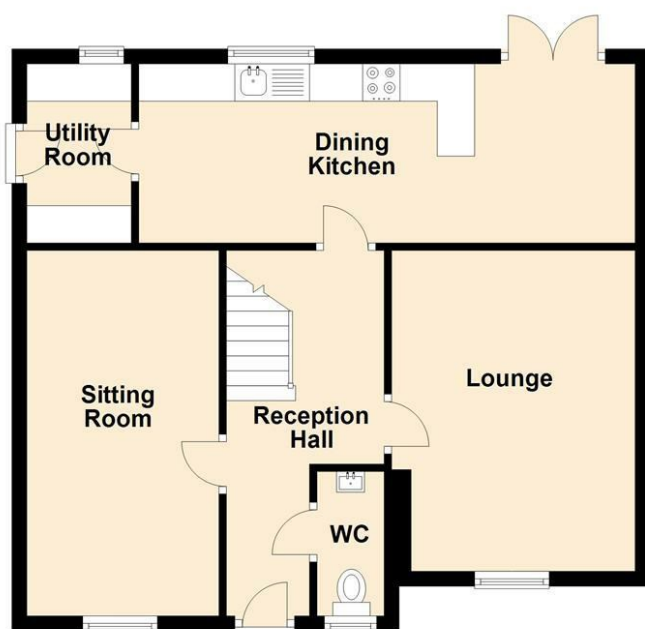




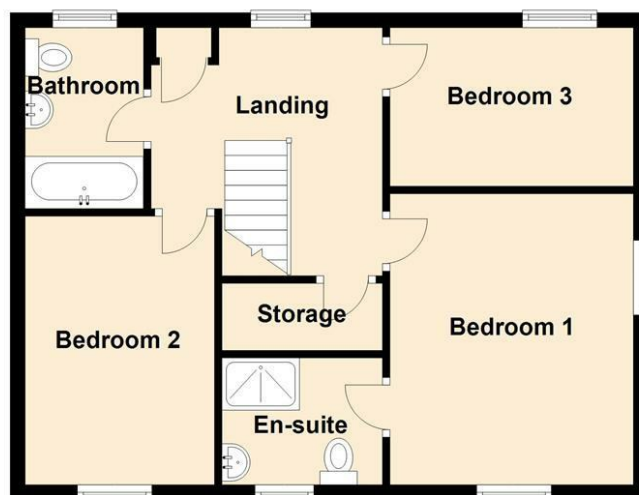


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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.

## Iwan M Williams Estate Agents

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