



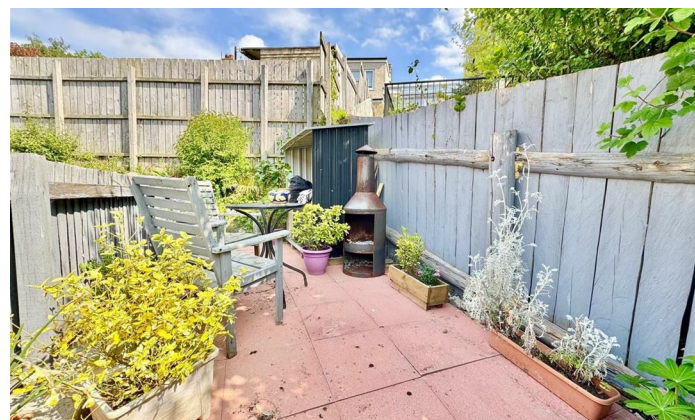
## 14 New Street

Conwy LL32 8LY

£225,000

A beautifully presented semi-detached property situated in the heart of Gyffin, within walking distance of the local shop, school and park. One of just two homes built in the mid-1990s, this appealing residence offers practical and comfortable accommodation arranged over two floors. VIEWING HIGHLY RECOMMENDED

The property benefits from uPVC double glazing, gas central heating and is presented in good condition throughout. Comprising entrance porch, hallway, lounge, fitted kitchen and three bedrooms, with a modern family bathroom. Externally, there is off road parking, a useful side store/utility area, and a garden arranged over two levels. ideal for first time buyers, young families or those seeking a low maintenance home close to amenities and withing easy reach of Conwy town centre.



Tel: 01492 555500

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





## Location

The Accommodation Affords:  
(Approximate measurements only)

Composite double glazed front door leading to:

### Reception Hall:

Balustrade spindle staircase leading off to first floor level; radiator; understairs storage cupboard; cloak hanging hooks and recessed area below for boot storage.

### Cloakroom:

Low level W.C and corner wash basin; ladder style chrome heated towel rail; extractor fan; UPVC double glazed window.

### Lounge & Dining Room:

20'2" x 11'5" reducing to 10'1" (6.17m x 3.5m reducing to 3.09)

Lounge area - feature Adam's style fireplace surround with marble inset and hearth coal effect gas fire; t.v point; coved ceiling; radiator; UPVC double glazed window overlooking front with open aspect.

Dining Room - with twin French UPVC double glazed doors leading on to rear patio and garden; radiator; serving hatch; coved ceiling.





### Kitchen:

11'3" x 7'8" (3.43m x 2.36m )

Fitted range of base and wall units with complementary worktops; single drainer sink with mixer tap; plumbing for automatic washing machine and dishwasher. integrated oven; four plate ceramic hob; wall mounted central heating boiler; serving hatch; wall tiling; UPVC double glazed window and door leading to outside rear.

### First Floor:

Landing with 2 UPVC double glazed windows overlooking side elevation; access to roof space.

### Bedroom 1:

10'7" x 11'6" (3.25m x 3.53m )

Radiator; UPVC double glazed window overlooking front enjoying an open aspect; built in wardrobe with sliding mirror doors.

### Bedroom 2:

8'9" x 10'7" (2.67m x 3.24m )

Radiator; UPVC double glazed window overlooking rear; dimmer switch.

### Bedroom 3:

7'4" x 7'2" (2.24m x 2.19m )

Radiator; built in cabin bed with storage below; UPVC double glazed window overlooking front.

### Bathroom:

5'5" x 7'4" (1.67m x 2.26m )

Fully tiled walls; wall mounted mirror; three piece suite comprising panel bath with mixer shower above; shower screen; pedestal wash hand basin; low level w.c; UPVC double glazed window.

### Outside:

the property occupies a lovely corner plot and has covered side entrance with workshop area, power and light and access leading through to rear garden. Enclosed courtyard style garden arranged over two levels including seating and garden areas, outside lighting and outside tap.

### Services:

Mains gas, water and electricity and drainage connected to the property.

### Council Tax Band:

Conwy County Borough Council tax band 'C'





### Proof of Identity:

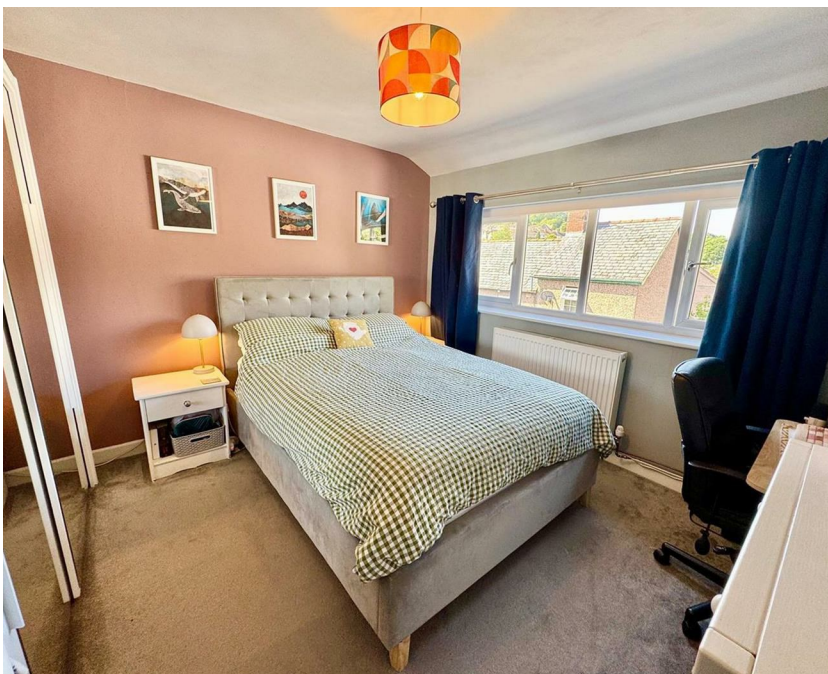
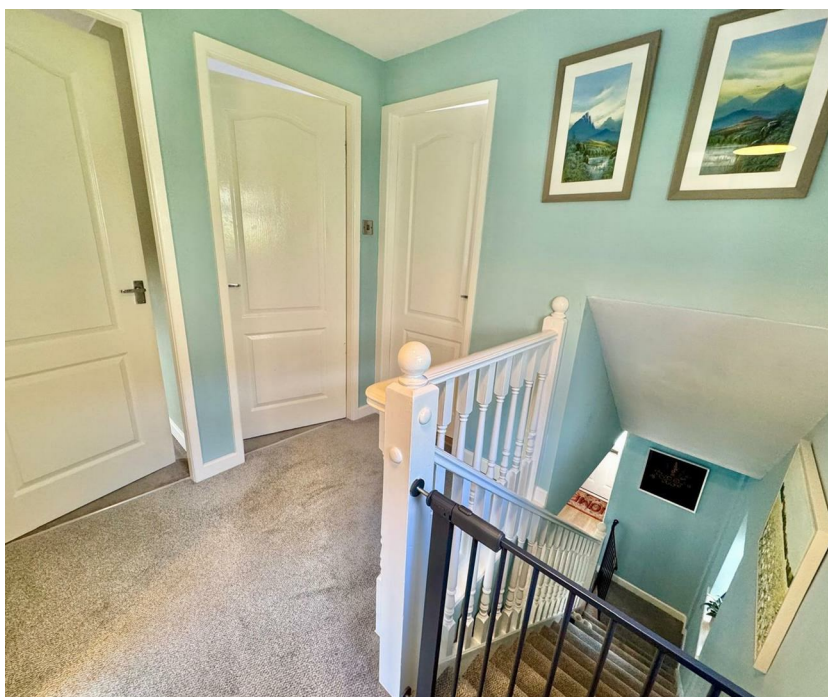
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current 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.

### 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](mailto:conwy@iwanmwilliams.co.uk)

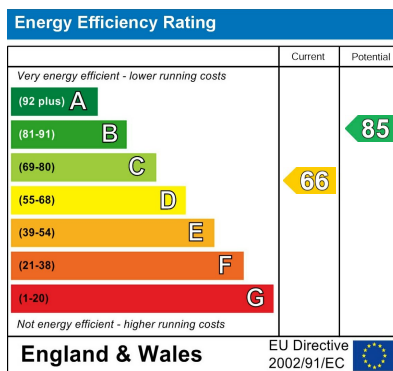
### Directions

From Conwy bridge follow the road towards Gyffin, through the archway and round to right towards Woodlands. Pass the car park on right and continue into Gyffin village, Just opposite the village stores take an immediate left before Llanrwst road into New Street and follow round to the left and no 14 will be viewed in top right hand corner just off the main street in a set back position.









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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