



9 Pensarn Cottages

Llandudno Junction Conwy LL31 9NJ

£190,000

A delightful inner terrace character cottage with attractive garden. Conveniently situated for the amenities of Llandudno Junction. Lovingly upgraded by the current vendor to include modern kitchen and log burning stove.

Well presented inner terrace home with accommodation over three levels comprising small entrance lobby, lounge with wood burning stove overlooking the front garden, Modern kitchen with feature breakfast bar, utility and bathroom. First Floor landing with further stairs to attic room (currently used as a bedroom), bedroom 1, bedroom 2. Central heating and uPVC double glazing, rear courtyard, attractive front garden. Area of land for residents parking at rear.



Tel: 01492 555500

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



Location

Situated on the outskirts of the Village being one of 10 similar houses in a private setting. Llandudno Junction 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)

Reception Hall

Part decorative uPVC double glazed door leading into Reception Hall, staircase leading up to first floor level, wall mounted contemporary upright radiator, porcelain tiled floor, understairs storage cupboard.

Lounge

Inglenook style fireplace with slate hearth, wood burning stove, coved ceiling, uPVC double glazed window overlooking rear garden, contemporary radiator, porcelain tiled floor.

Kitchen

Fitted with a range of base and drawer units with integrated fridge, space for inset cooker, extractor hood over, contemporary work surface over, inset black sink unit, uPVC double glazed window to rear elevation, contemporary upright radiator, meter cupboard.

Utility Room

Range of base units with work surface over, built-in cupboard, plumbing for washing machine, porcelain tiles, uPVC double glazed rear door leading to courtyard.



Bathroom

Fitted with panelled bath, low flush w.c. wash handbasin, corner shower unit with glazed doors, wall mounted heated towel rail, fully tiled walls, uPVC double glazed window, extractor, tiled flooring.

First Floor Landing

uPVC double glazed window.

Bedroom 1

Laminated flooring, uPVC double glazed window overlooking rear garden, contemporary upright radiator, built-in cupboard.

Bedroom 2

uPVC double glazed window to rear elevation, laminated flooring, radiator.

Staircase leading up to Hobbies Room

Hobbies Room

uPVC double glazed window to rear elevation, double panel radiator.

Outside

Small rear courtyard area. Attractive, sizeable front garden with grassed areas, patio and variety of shrubs and plants.

Services

Mains water, gas electricity are connected to the property. Drainage is a shared septic tank between the terrace and maintained by at mutual cost to each of the residents.

Material information

Please note the property has communal shared parking at the rear of the property, To the front of the property there is a right of way access leading along the front for adjoining property.

Drainage is a shared septic tank between the 10 houses within the terrace and maintained by at mutual cost to each of the residents.

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 C

Directions

From our Conwy office go over the bridge and straight on at the roundabout for Llandudno Junction. Continue through the village, at the roundabout (with the car garages) proceed straight over and Pensarn Cottages can be found on the right.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, the same are not intended to be relied upon in any way 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.

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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