



6 Parc Benarth
Conwy LL32 8DL



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£319,950

A well presented 2 bedroom detached bungalow conveniently located in the popular area of Gyffin enjoying pleasant views to the front elevation.

Council Tax E: - EPC E: - Tenure Freehold

Commanding an elevated semi rural setting, this detached bungalow occupies a cul-de-sac location backing onto open fields, enjoying distant views to the Sychnant Pass and towards the Great Orme, Llandudno.

The accommodation affords: lounge/dining room, fitted kitchen, conservatory. There are two bedrooms, one with en-suite shower room and a family bathroom. Externally, the property sits on a generous plot with off road parking, and a single car garage.

VIEWING HIGHLY RECOMMENDED



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. The stunning North Wales coastline and surrounding mountain scenery are within easy reach.

The Accommodation Affords:
(Approximate measurements only)

Reception Hall

Part glazed composite door leading into Reception Hall, coved ceiling, dado rail, two radiators, uPVC double glazed window to front elevation, cupboard housing Worcester gas central heating boiler.

Lounge / Dining Room lounge 15'0" x 11'11" dining 10'6" x 8'2" (lounge 4.59 x 3.65 dining 3.22 x 2.49)
Feature fireplace surround with hearth, uPVC double glazed window to front elevation, two radiators, uPVC double glazed windows to side elevation and rear, dado rail, coved ceiling, serving hatch into Kitchen.

Kitchen 10'9" x 8'2" (3.30 x 2.51)

Range of base and wall units with work surface over, stainless steel sink unit, plumbing for washing machine, four ring gas hob, integrated fridge/freezer, double oven with extractor hood over, uPVC double glazed window, coved ceiling, radiator, uPVC double glazed door leading into Conservatory.

Conservatory 12'2" x 8'3" (3.73 x 2.54)

Wooden double glazed windows, patio doors to outside.

Bedroom 1 14'6" x 11'6" (4.42 x 3.53)

uPVC double glazed window to front elevation with distant views towards Sychnant Pass, radiator.

En-Suite Shower Room; low flush w.c. shower cubicle, wash handbasin, stainless steel towel rail, uPVC double glazed window, tiled flooring.



En Suite Shower Room 8'6" x 2'9" (2.61 x 0.84)

En-Suite Shower Room; low flush w.c. shower cubicle, wash handbasin, stainless steel towel rail, uPVC double glazed window, tiled flooring.

Bedroom 2 10'9" x 9'7" (3.30 x 2.94)

uPVC double glazed window overlooking rear garden, radiator.

Bathroom 6'5" x 5'8" (1.98 x 1.73)

Panelled bath, shower fitment above, low flush w.c. wash handbasin, tiled flooring, tiled walls, uPVC double glazed window, radiator.

Outside

Driveway leading to a single car garage 5.53 x 2.99, terraced garden at the rear with mature flower beds, trees, steps leading to a lawned area with summerhouse. Front garden with lawn and mature flower beds with shrubs and trees.

Services

Mains water; gas; electricity; and drainage 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 Gyffin, continue up Llanrwst Road and turn left into Bryn Castell and continue round to the left and immediately right onto Bryn Seiri and left into Parc Benarth and the property will be viewed on the right hand side.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.



Floorplan To Follow

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