



8 Oswald Road

Llandudno Junction LL31 9EP

£149,500

An opportunity to acquire a deceptively spacious traditional mid-terrace house, situated in a convenient village centre location within level walking distance of local shops, amenities and the railway station.

This well-proportioned property offers excellent potential for improvement and modernisation. The accommodation includes a small entrance hall, a spacious front lounge with bay window, rear dining/sitting room. Beyond lies a basic kitchen area with base and wall units, leading to a ground floor bathroom and separate WC. To the first floor are three bedrooms of good proportions, each offering scope to update and redecorate to taste. uPVC double glazing. Surprisingly generous rear courtyard garden, an ideal low-maintenance outdoor space, which may offer potential for off-road parking, subject to the necessary consents.



Tel: 01492 555500

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



Location

Located in the heart of the village, the home is positioned just off a main junction and offers excellent accessibility to daily amenities, transport links and services, making it an appealing option for first time buyers, investors, or those seeking a project. No onward chain.

The Accommodation Affords:
(Approximate measurements only)

Small Entrance Hall

Timber and glazed front door, staircase leading off to first floor level.

Lounge

12'1" x 11'10" (3.7m x 3.61m)

uPVC double glazed window to front elevation, tiled fireplace surround and hearth, gas fire (not tested), TV point, coved ceiling.

Rear Sitting / Dining Room

11'9" x 13'1" (3.6m x 4.0m)

(plus alcove recess). Wall mounted gas fire (not tested), built in store cupboards, understairs storage cupboard.

Kitchen

8'9" x 7'1" (2.69m x 2.16m)

Double drainer sink, plumbing for automatic washing machine, base and wall cupboards, gas and electric cooker points, uPVC double glazed rear door and window.



Bathroom

7'1" x 5'9" (2.18m x 1.76m)

Panelled bath with shower above, pedestal wash hand basin, built in cupboard housing hot water cylinder and cold water tank. Separate w.c. low level suite, uPVC double glazed window.

First Floor Landing

Access to roof space.

Bedroom 1

12'1" x 11'6" (3.69m x 3.53m)

uPVC window overlooking front of property, built in wardrobe.

Bedroom 2

11'10" x 7'9" (3.62m x 2.38m)

uPVC double glazed window overlooking rear.

Bedroom 3

8'10" x 6'6" (2.7m x 2.0m)

uPVC double glazed window overlooking rear of property.

Outside

Small forecourt area to front. To the rear there is a spacious courtyard style garden, providing low maintenance outdoor space with potential for creating an off-road parking area, subject to consent.

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 'C'

Directions

Proceed from the Agent's office, over the bridge into Llandudno Junction, passing the railway station on the right. Continue up the hill and take the second left after the Co-op into Oswald Road and the property will be viewed on the left hand side opposite the garage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor



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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