



## Haulfre Cemlyn Park

Penmaenmawr LL34 6BP

£255,000

A well-maintained traditional 3 bedroom semi-detached home situated in a popular cul-de-sac setting within Cemlyn Park, Penmaenmawr – just a short walk from the village centre, beach, and transport links.

This attractive bay-fronted home occupies a level plot with gardens to both front and rear, enjoying pleasant views across to the sea and Anglesey from the upper floor. The property benefits from gas central heating, uPVC double glazing, and an attached garage with driveway parking.

The accommodation comprises a welcoming entrance hallway, front living room with feature bay window and fireplace, separate rear dining room, and a fitted kitchen with adjoining breakfast area and French doors leading to the garden. Upstairs are three bedrooms and a family bathroom. The principal bedroom also enjoys sea views.

Well maintained front garden and a private rear garden with lawned and patio areas, ideal for outdoor enjoyment.



Tel: 01492 555500

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





## Location

Located within easy walking distance of local shops, cafes, the train station, and Penmaenmawr's sandy beach, this is an ideal opportunity for those seeking a comfortable and conveniently located coastal home.

### Accommodation Affords) (Approximate measurements only)

UPVC double glazed front door leading to small entrance vestibule with further timber and glazed doors leading through to:

#### Reception Hall:

Dado Rail; balustrade staircase leading of to first floor level; telephone point; double panel radiator; understairs storage cupboard.

#### Lounge:

11'10" x 11'4" (3.63m x 3.47m)

UPVC double glazed bay window overlooking front enjoying open aspect views; radiator; brick fireplace surround with side plinth; coved ceiling. t.v point.

#### Dining Room/ Sitting Room:

11'10" x 11'5" (3.63m x 3.49m )

Gas fire (not tested); coved ceiling; UPVC double glazed window; double panel radiator; t.v point: serving hatch to kitchen.

#### Kitchen:

8'4" x 6'6" (2.55m x 2m )

Base and wall units with complimentary work tops; Plumbing for automatic washing machine; single drainer sink; gas cooker point: wall tiling.



#### Breakfast Room:

7'11" x 7'7" (2.43m x 2.32m )

Wall mounted ideal combi central heating boiler; laminated floor; UPVC double glazed French doors leading on to rear garden.

Side door leading to small rear entrance porch with UPVC double glazed window and door leading to outside.

#### Downstairs cloakroom:

Low level suite.

#### Landing:

coved ceiling: dado rail.

#### Bedroom 1:

11'5" x 11'1" (3.49m x 3.4m )

Bay window overlooking front enjoying extensive sea views; radiator; picture rail.

#### Bedroom 2:

11'10" x 11'5" (3.62m x 3.5m )

UPVC double glazed window overlooking rear; picture rail.

#### Bedroom 3:

7'9" x 7'2" (2.38m x 2.19m )

UPVC double glazed window overlooking front of property.

#### Bathroom:

6'11" x 5'11" (2.11m x 1.81m )

Three piece suite comprising panel bath with shower above; folding shower screen; pedestal wash hand basin; low level w.c; wall tiling; extractor fan; UPVC double glazed window.

#### Outside:

Property is situated in a quiet cul-de-sac; concreted gated driveway with ample hard standing for off road parking; access to attached single car garage with up and over door and rear personal door.

Front garden is mainly laid to lawn with a variety of shrubs; enclosed tiered rear garden; lower level outside seating area; outside water tap; steps leading up to tiered lawned garden area with a variety of established shrubs and plants; greenhouse.

#### Services:

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

#### Council Tax Band:

Conwy County Borough Council tax band 'D'

#### 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)

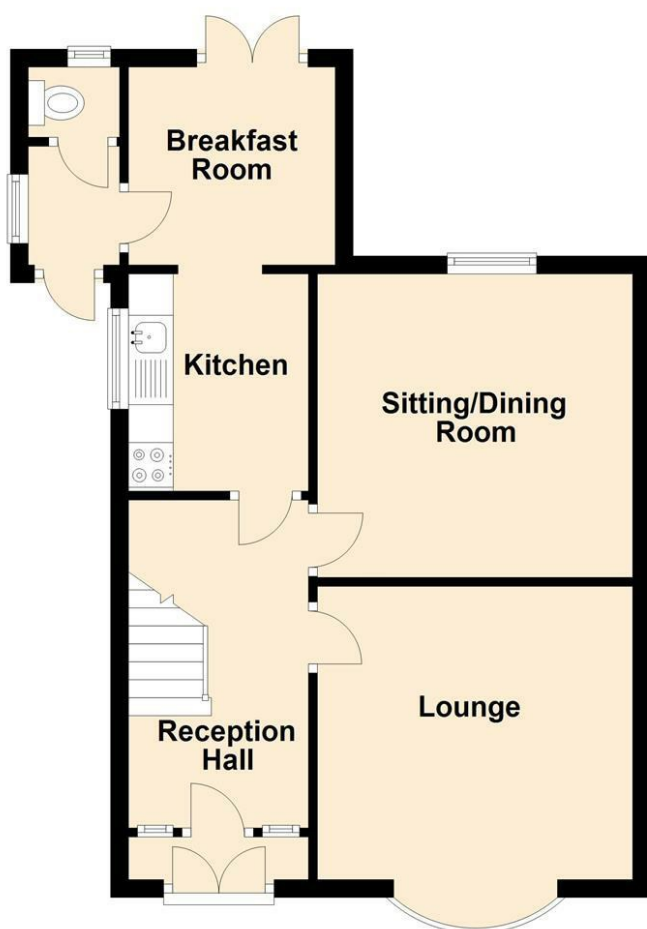
#### Proof of Identity:

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.

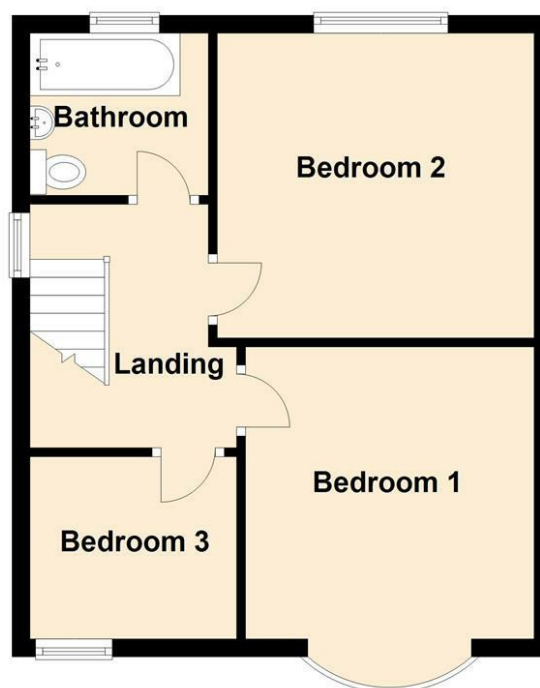


| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            | 79                                                                                |
| (55-68) <b>D</b>                            | 66                         |                                                                                   |
| (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<br>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 or 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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