

Aldersyde Woodlands

Conwy LL32 8LT

£290,000

A well presented semi detached home in a popular, convenient location with open front aspect.
Located within walking distance of Conwy Town centre.

Tenure: Freehold -EPC: TBA - Council Tax: B





A semi detached home occupying a convenient and highly popular setting on the outskirts of the town walls within level walking distance of the town and all amenities. Beautifully presented which has been sympathetically upgraded but retains original charm and character. Affording: Reception Hall, Living room with views, Dining/Sitting room, modern fitted Kitchen, 3 bedrooms and Bathroom. Attractive front and rear gardens, ideal for outdoor entertaining.

Tel: 01492 555500
https://www.iwanmwilliams.co.uk

IMW
IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



Location

Conveniently located within walking distance of Conwy town centre and the local village shop, the
property also offers easy access to the A55 Expressway, providing excellent links to Llandudno,
the North Wales coast, and beyond.



The Accommodation Affords:

(Approximate measurements only)

Entrance Vestibule

uPVC door leading into Entrance Vestibule, tiled flooring. Feature original wooden door leading into reception hallway.

Reception Hall

uPVC double glazed window to side elevation, staircase to first floor, radiator, tiled flooring, understairs storage cupboard.



Lounge

12'1" x 12'2" (3.69 x 3.73)

uPVC double glazed windows to front elevation, wooden floor, feature coved ceiling, cast decorative fire surround with open fire, radiator.

Dining Room/Sitting Room

16'4" x 10'3" extending to 11'5" (5.00 x 3.13 extending to 3.50)

Laminate flooring, coved ceiling, cast decorative fire surround, radiator, built-in storage cupboards, uPVC double glazed patio doors leading into rear garden.



Kitchen

10'7" x 6'6" (3.23 x 2.00)

Fitted with a range of base and wall units with complementary work surface over, Belfast style sink, space for range cooker, tiled flooring, uPVC double glazed window overlooking rear garden, uPVC double glazed door leading into rear garden, inset spotlighting.

Half Landing

uPVC double glazed window.

Main Landing

Access to loft, inset spotlighting.



Bedroom 1

12'1" x 12'1" (3.70 x 3.70)

uPVC double glazed window to front elevation with views towards Conwy Mountain, contemporary style radiator, wooden flooring, cast fire surround.

Bedroom 2

11'8" x 8'1" (3.58 x 2.48)

Original cast fire surround, radiator, uPVC double glazed window to rear elevation, radiator.

Bedroom 3

9'10" x 6'6" (3.00 x 2.00)

uPVC double glazed window tor rear elevation, radiator, wooden floors.

Bathroom

5'10" x 5'9" (1.80 x 1.76)

Panelled bath with shower fitment over, low flush w.c. wash handbasin, tiled flooring, uPVC double glazed window, inset spotlighting, ladder style heated towel rail.



Outside

Room housing Worcester gas central heating boiler, sink, plumbing for washing machine. Front forecourt garden and property accessed by steps. Rear garden laid to patio and barbeque area ideal for outside entertaining, garden tap, steps leading up lawn and decked area with screen hedging and fencing.

Services

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

Viewing

By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

Council Tax Band:

Conwy County Borough Council tax band B

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.

Directions

Proceed from Conwy town centre towards the bridge, at the roundabout take the 2nd exit, down through the archway towards Gyffin, follow the road round to the right and Alderside is situated on the left hand side where the road bends to the left.



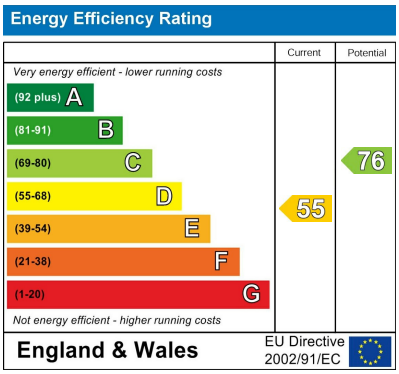


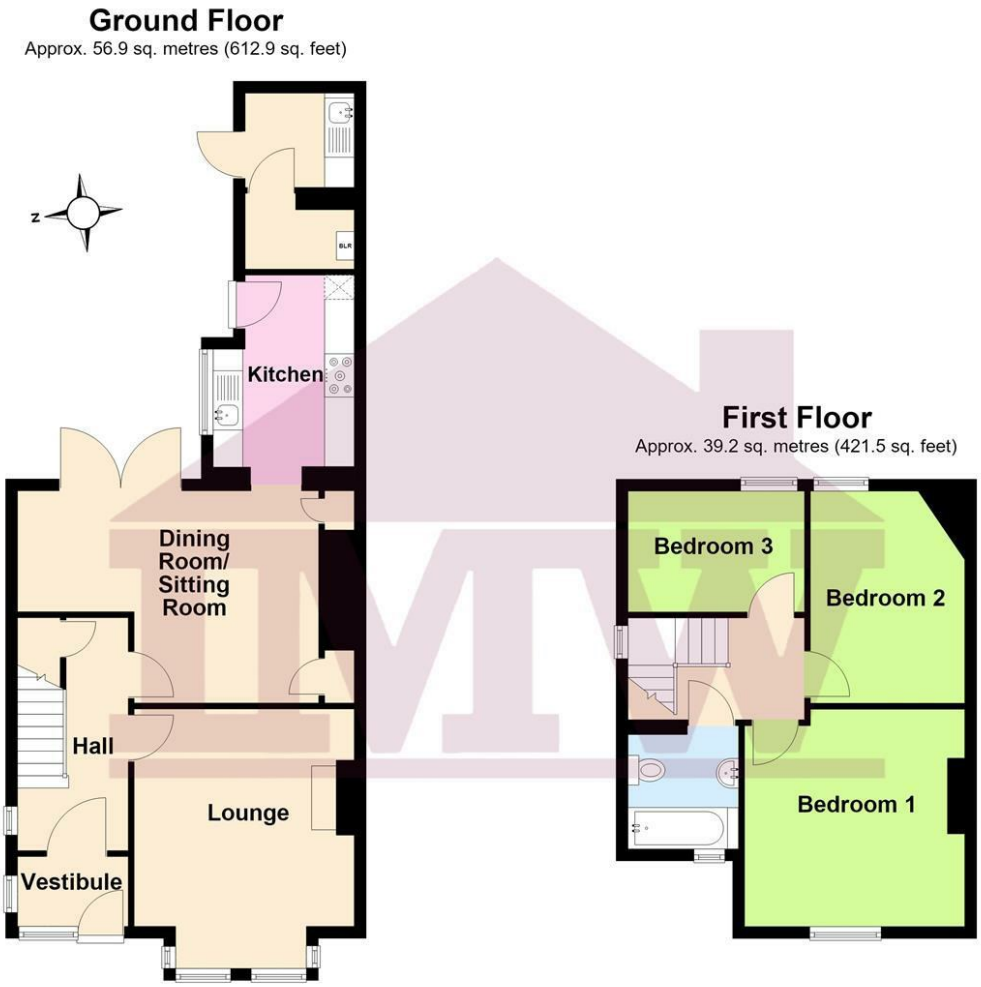












Total area: approx. 96.1 sq. metres (1034.4 sq. feet)

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.

Iwan M Williams Estate Agents

5 Bangor Road
Conwy
LL32 8NG

Tel: 01492 555500
Email: conwy@iwanmwilliams.co.uk
Web: https://www.iwanmwilliams.co.uk

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI