



16 Maes Y Llan

Conwy LL32 8NB

£179,000

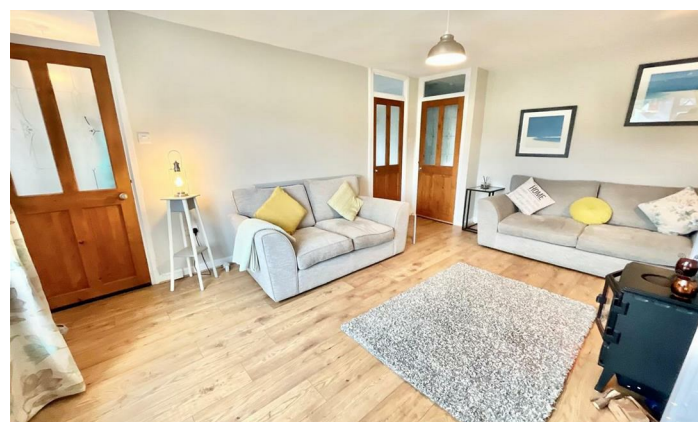
A beautifully presented 2-bedroom bungalow set within a popular residential area on the outskirts of Conwy town close to all local amenities shops, restaurants, schools and A55 Expressway.

The property commands a slightly elevated setting enjoying an open aspect. Views to front, off road parking, modern fitted kitchen, modern shower room, garage and landscaped gardens.

Affording entrance hall, lounge/dining room, kitchen, bedroom 1, bedroom 2, shower room.

Located in close proximity to countryside walks, Conwy Marina, 18-hole golf course and short drive from Snowdonia National Park.

Ideal investment potential - Viewing Highly Recommended.



Tel: 01492 555500

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



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 Accommodation Affords
(approximate measurements only)

Entrance Hall:

uPVC double glazed front door and surround; cloak-hooks; cupboard with shelving; timber effect flooring.

Lounge & Dining Room:

15'8" x 12'2" (4.78m x 3.73m)

Feature Adam style fireplace with marble surround; uPVC double glazed window with views to front; timber effect flooring; wall mounted radiator; TV point.

Kitchen:

10'9" x 7'6" (3.28m x 2.29m)

Fitted range of base and wall units with complementary worktops; 1 1/2 bowl sink with mixer tap; integrated microwave oven; integrated electric oven; four plate ceramic hob with extractor hood above; integrated tall fridge freezer; cupboard housing central heating boiler; uPVC double glazed windows overlooking side; timber effect flooring.



Bedroom No 1:

12'9" x 8'7" (3.9m x 2.64m)

uPVC double glazed window overlooking rear;
radiator; timber effect flooring.

Bedroom No 2:

11'0" x 8'5" (3.36m x 2.58m)

uPVC double glazed French doors leading onto
rear garden; timber effect flooring.

Shower Room:

Three piece suite comprising corner shower
enclosure, low level WC and vanity wash basin
with mixer tap; inset spotlighting; heated towel rail.

Outside:

The property commands an elevated setting on the
outskirts of Conwy and benefits from an open
aspect; off road parking; single car garage;
pebbled garden to front and hard landscaped
garden to rear with a range of shrubs and plants.

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, LL32 8NG, tel
01492 55 55 00. Email
conwy@iwanmwilliams.co.uk

Council Tax Band:

Conwy County Borough Council tax band 'C'.

Agency Notes:

Please note this property is of steel construction.
Please seek advice from your approved lender
before proceeding. Please ask agent for further
details.

Directions:

From the shop in Gyffin follow the Henryrd Road,
take second turning left into Maes Y Llan, continue
up the hill and turn right, No 16 is along on the left
hand side.

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) A	62	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Ground Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
Plan produced using PlanUp.

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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