

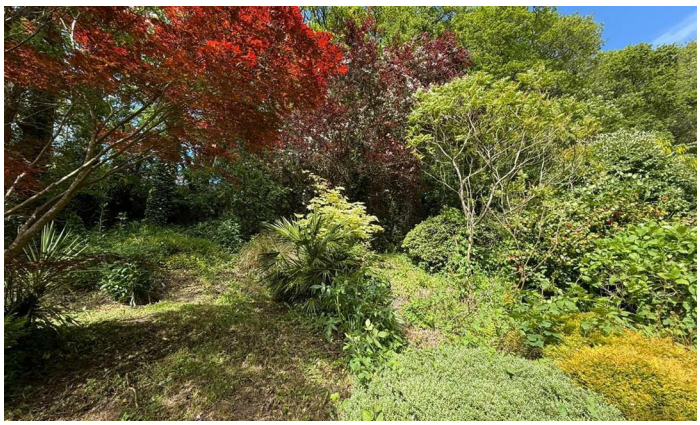
43 Nant Yr Efail

Glan Conwy LL28 5DR

£159,950

A one bedroom quad home occupying a pleasant cul-de-sac position within this popular residential area of Glan Conwy. Enjoying extensive gardens to the rear, a garden lovers delight.

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





This property offers a tranquil location with extensive gardens to the rear.

The accommodation benefits from gas central heating, uPVC double glazing and allocated parking.

Briefly affording: Entrance porch with storage room plumbed for washing machine, reception hall with cloaks cupboard,, lounge, kitchen, conservatory and bathroom on the ground floor. To the first floor there is a light and airy mezzanine bedroom.

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

IWAN M WILLIAMS
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Location

This charming quadrant property with allocated parking, located on the outskirts of the popular village of Glan Conwy. Nestled in a private position, the property enjoys a tranquil setting within woodland and natural gardens with a brook running through.



The Accommodation Affords:

(Approximate measurements only)

Entrance Vestibule

2'11" x 5'2" (0.89m x 1.59m)

Wooden front door into entrance vestibule, storage cupboard, radiator.

Lounge

13'11" x 10'8" (4.26m x 3.27m)

Wooden sliding patio doors to Conservatory overlooking the extensive natural garden, staircase to first floor mezzanine, feature fire surround, radiator, archway leading into Kitchen.



Kitchen

5'11" x 7'1" (1.81m x 2.18m)

Range of base and wall units with worktop over, 1.5 stainless steel sink unit, four ring gas hob, double oven, space for undercounter fridge, part tiled walls.

Conservatory
10'9" x 9'8" (3.28m x 2.97m)
uPVC double glazed windows overlooking rear garden with door leading to the rear garden, laminated flooring.

Bathroom
Fitted with a panel bath with shower attachment over, low flush w.c., wash hand basin.

Mezzanine Bedroom
14'0" x 10'11" (4.27m x 3.34m)
Range of built-in wardrobes, Velux window, uPVC double glazed window to side elevation.

Outside
Extensive rear garden with mature trees, bushes, flower borders, pathway leading to summer house, side access to front.

Services
Mains water, electricity, gas 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.

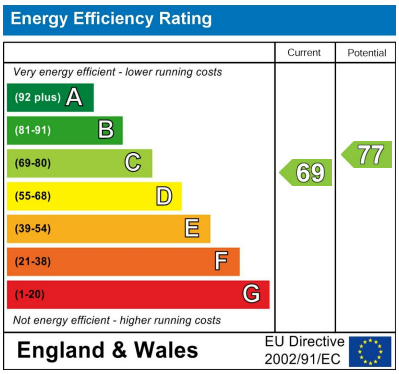
Council Tax Band:
Conwy County Borough Council tax band B

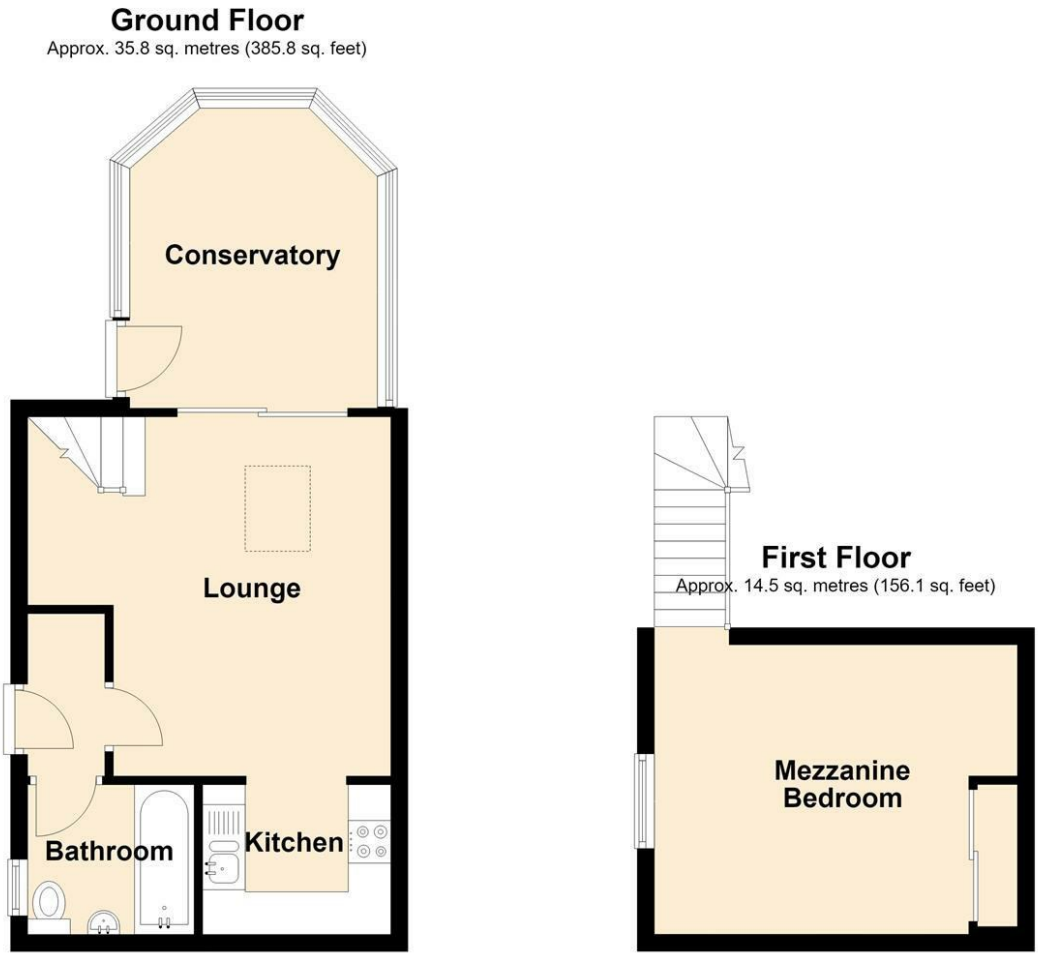
Directions
Proceed into Glan Conwy, turn left by the playing fields and take a second right opposite the Church towards the new housing, bear sharp left and then right into Nant yr Efail, follow the road to the top of the cul de sac and number 43 is situated on the left hand side forming part of a block of quad properties.











Total area: approx. 50.3 sq. metres (541.9 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

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