



## 13 Bryn Helyg Estate

Penmaenmawr LL34 6EW

£199,950

A detached 2 bedroom bungalow with converted attic room, gardens and garage.

Popular residential estate with open sea views.

Located in a convenient setting within short distance of the village centre and all local amenities.

Spacious accommodation comprising reception hall, lounge, dining room, kitchen, bedroom 1, bedroom 2, bathroom, large converted attic room for various uses.

Central heating and double glazing. Open front views, rear terraced garden with patio areas. Large garage and driveway parking.

Viewing Recommended.



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



## Location

Penmaenmawr is a village situated on the North Wales Coast enjoying the backdrop of the Snowdonia hills and far reaching sea views towards Anglesey coastline. Benefitting from local shops and services, sandy beach and miniature railway station. The A55 facilitates easy travelling along the North Wales Coast from Chester through to Anglesey.

The Accommodation Affords  
(approximate measurements only)

Covered Front Entrance:  
Timber and glazed door leading to:

L-shaped Reception Hall:  
Radiator; paddle stairs leading up to attic converted room.  
Doorway leading through to:

Lounge:  
15'10" x 12'0" (4.83m x 3.67m)  
Double panelled radiator; feature fireplace with hearth; TV point; telephone point; coved ceiling; uPVC double glazed window overlooking front enjoying views. Side uPVC double glazed window. Doorway leading through to:

Dining Room:  
9'0" x 10'11" (2.76m x 3.34m)  
Radiator; uPVC double glazed window overlooking front; coved ceiling; two wall light points. Doorway leading through to:



### Kitchen:

8'7" x 8'11" (2.62m x 2.74m)

Fitted range of base and wall cupboards with complementary worktops; 1 1/2 bowl single drainer sink with mixer tap; four plate ceramic hob with filter extractor above; split-level double oven and grill with space for microwave below; tall cupboard; space for fridge; wall and floor tiling; uPVC double glazed door and window to side. Built-in cupboard housing Ideal Logic gas central heating boiler with shelving and storage above.

### Bedroom No 1:

14'9" x 7'9" (4.5m x 2.38m)

Plus range of fitted wardrobes with sliding louvre doors along one wall with overhead storage cupboards; radiator; uPVC double glazed window overlooking rear of property.

### Bedroom No 2:

9'3" x 12'2" (2.84m x 3.72m)

uPVC double glazed window overlooking rear of property; radiator.

### Bathroom:

8'5" x 5'8" (2.59m x 1.73m)

Three piece suite comprising panelled bath with electric shower above, shower screen, pedestal wash hand basin and low level WC; fully tiled walls; radiator; uPVC double glazed window overlooking side. Built-in linen cupboard with slatted shelving.

From Reception Hall paddle staircase leading up to:

### First floor attic converted room:

35'9" x 10'11" (10.9m x 3.33m)

Range of built-in cupboard to eaves providing ample storage; large velux double style window overlooking side elevation and uPVC double glazed window to rear gable. This is an ideal over-spill bedroom area/office or playroom; power and light connected.

### Outside:

The property commands a slightly elevated position from the road, has driveway providing ample off road parking, leading to attached car garage (3.66m x 5.21m) with up and over door; utility area with plumbing for automatic washing; space for dryer; freezer store; electric and gas meter; single glazed window to rear; power and light connected; side personal door leading through to terraced rear garden with flagged sun terraces and raised borders, shrubs and plants. Outside lighting. To the rear of the garage there is a concreted yard area for storage.

### Services:

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

### Council Tax Band:

Conwy County Borough Council tax band 'D'.

### Directions:

Up Merton Park, left into Bryn Helyg and the property will be viewed a short distance on the right 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.

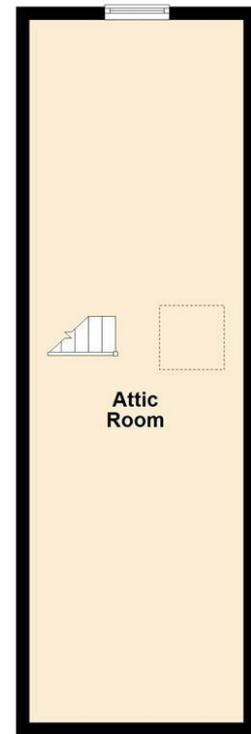


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Ground Floor**



**First Floor**



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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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