



## 25 Cae Gwynan

Penmaenmawr LL34 6TR

£279,500

A well-presented detached 3 or 4 bedroom dormer bungalow, enjoying a pleasant setting within a popular residential development on the North Wales coastline, within easy reach of Conwy and the A55 expressway.

Tenure: Freehold. EPC - D. Council Tax Band - D.

The property benefits from delightful open views to both the front and rear. To the rear, there are far-reaching views across open fields towards the coastline and sea beyond, while to the front there are attractive aspects towards the surrounding hillsides.

Internally, the accommodation is light and generously proportioned throughout, offering excellent scope for modernisation and personalisation. The layout provides a spacious lounge with large windows allowing for an abundance of natural light, a fitted kitchen with access to the rear, and three well-sized bedrooms and a separate dining room. The property also benefits from a bathroom and separate W.C..

Gardens to both the front and rear. The rear garden enjoys a particularly appealing aspect backing onto open fields, ideal for those seeking a peaceful setting. A driveway provides off-road parking and leads to a single garage, fitted with an automatic roller shutter door and a personal access door to the rear.



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## Location

Offering tremendous potential, this property presents an excellent opportunity for purchasers to create a home tailored to their own tastes, in a sought-after coastal location within easy reach of local amenities, beaches, and the scenic beauty of the surrounding countryside.

The Accommodation Affords:  
(Approximate measurements only)

### Front Entrance

uPVC double glazed door and side panelling leading to reception hall with staircase leading off to first floor level, double panel radiator, timber effect laminated flooring, built-in boot cupboard off hallway, telephone point, understairs storage cupboard.

### Cloakroom

Low level w.c. washbasin, fully tiled walls.

### Lounge / Dining Room

22'11" x 11'1" (7.0m x 3.39m )

(reducing to 2.67m into dining area)

Lounge with feature fireplace and coal effect gas fire (not tested), marble hearth and inset, coved ceiling, double panel radiator, TV and telephone points, large uPVC double glazed windows overlooking front enjoying extensive mountain views and an open front aspect.

Dining area with double panel radiator, TV point, coved ceiling, uPVC double glazed window overlooking front.

### Breakfast Kitchen

10'7" x 8'9" (3.23m x 2.69m)

Fitted base and wall cupboard with complementary worktops, split level double oven and grill, four ring gas hob with filter extractor above, single drainer sink with mixer tap, double panel radiator, plumbing for washing machine, wall tiling, uPVC double glazed window and door to rear.



### Dining Room (or Bedroom 4)

13'1" x 10'7" (4.0m x 3.23m)

Double panel radiator, three wall light points, uPVC double glazed window overlooking rear enjoying extensive views towards the Great Orme and the sea.

### Bedroom 1

11'10" x 10'4" (3.63m x 3.17m)

Fitted bedroom suite with wardrobes and bedside cabinets, double panel radiator, uPVC double glazed window overlooking rear enjoying extensive views, coved ceiling.

### Bathroom

Tiled panelled bath, low level w.c. pedestal wash handbasin, fully tiled walls, uPVC double glazed window, radiator, built in airing cupboard housing cylinder with linen slatted shelving.

### First Floor

#### Spacious Landing

9'6" x 8'0" (2.9m x 2.46m)

Access to roof space, built in eaves storage cupboards to either side.

### Bedroom 2

10'4" x 9'6" (3.17m x 2.9m)

uPVC double glazed window overlooking rear enjoying extensive sea and coastal views, radiator, built in eaves storage cupboard.

### Bedroom 3

14'8" x 9'6" (4.48m x 2.92m)

Double panel radiator, uPVC double glazed window overlooking front enjoying extensive views, telephone point.

### Outside

The property commands a superb location within a cul-de-sac of similar type properties with open front and rear aspect with mountain, sea and coastal views. Terraced front garden with grassed areas, gravel and borders, concrete path leading to rear. The rear garden is laid to lawn on two terraces, flagged patio, shrub borders, extensive views. Side courtyard style area with timber garden store shed, patio area, outside water tap, detached car garage housing central heating boiler with up and over door and rear personal door.

### Services

### 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

The property is rated Band D.

### Directions

From Conwy follow the A55 in the direction of Bangor, turn left after the first tunnel into Dwygyfylchi, follow the road round into the village centre by the Church, continue right and take first right into Cae Gwynan and the property will be viewed slightly left in front of you. Agents board outside.

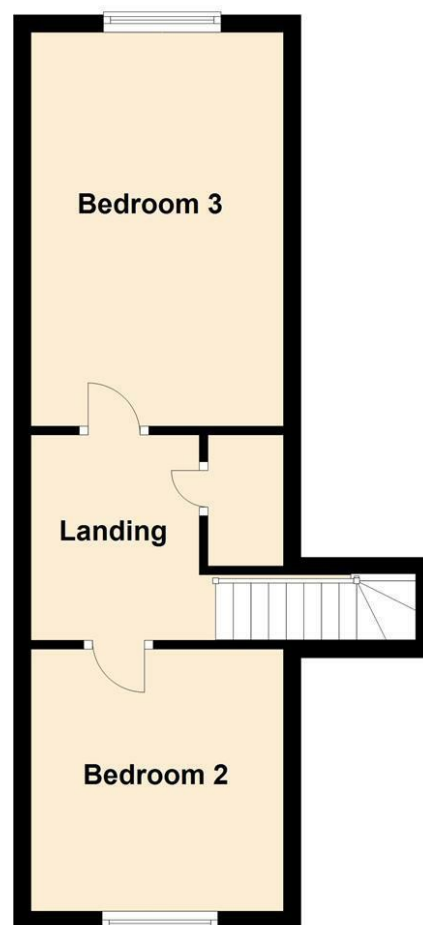


| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            |                                                                                   |
| (55-68) <b>D</b>                            | 66                         | 73                                                                                |
| (39-54) <b>E</b>                            |                            |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | 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 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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