

14 Conway Crescent

Llandudno LL30 1NS

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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Llandudno LL30 1NS

£795,000

A rare opportunity to acquire an individually styled, exceptionally spacious and beautifully maintained home in a highly sought-after residential setting.

Tenure: Freehold - EPC C - Council Tax Band G



An impressive, substantially built four bedroom detached dormer bungalow, occupying a delightful position within a small, select development of just three similar properties, in a highly regarded residential setting on the outskirts of Llandudno, close to North Wales and Maesdu Golf Clubs.
Built with considerable attention to detail and offering exceptionally spacious and versatile accommodation, the property has been thoughtfully designed with quality fixtures and fittings throughout. The principal reception rooms enjoy a pleasant outlook over the beautifully maintained gardens, with far-reaching views towards the Great Orme and the coast.
The property provides an excellent opportunity for those seeking a substantial family home, whilst being equally suited to purchasers looking towards retirement who wish to enjoy the convenience of predominantly ground floor living without compromising on space.

VIEWING HIGHLY RECOMMENDED





Location

The location is particularly convenient, being within easy reach of local shops, schools, medical facilities, the hospital and public transport connections. The popular Victorian seaside resort of Llandudno, with its excellent range of shops, restaurants, promenade and leisure amenities, is also readily accessible, together with both North Wales and Maesdu Golf Clubs.

Accommodation

The accommodation is approached through an impressive and spacious reception hall, featuring an attractive staircase leading to the first floor. The ground floor includes a generously proportioned lounge opening into a substantial glazed conservatory, providing a wonderful additional sitting area from which to enjoy the garden and distant coastal views.

There is a separate, particularly spacious formal dining room, ideal for family gatherings and entertaining, together with a large, well-appointed dining kitchen fitted with an extensive range of units, integrated appliances and a breakfast bar. An adjoining utility room provides additional practical space and access through to the substantial attached garage.

The ground floor also benefits from two generously proportioned bedrooms, one having an en-suite shower room, together with a separate family bathroom.

To the first floor are two further substantial bedrooms, offering flexibility for family accommodation, guests or home working, together with en-suite facilities.

Externally, the property occupies an attractive, well-maintained plot with beautifully established and landscaped gardens, predominantly laid to lawn with mature shrubs, hedging and ornamental planting. The gardens enjoy a pleasing degree of privacy together with lovely open views towards the surrounding hills and coastline.

To the front, an extensive driveway provides ample off-road parking and access to the substantial attached garage.







Ground Floor

Entrance Vestibule

Reception Hall 13'7" x 12'7" (4.16m x 3.84m)

Lounge 19'0" x 17'8" (narrowing down to 13'0") (5.80m x 5.41m (narrowing down to 3.98m))

Conservatory 14'2" x 13'1" (4.33m x 4.0m)

Dining Room 19'9" x 11'11" (6.03m x 3.65m)

Dining Kitchen 26'0" x 11'11" (7.94m x 3.65m)

Utility Room 13'6" x 5'8" (4.12m x 1.74m)

Garage 19'1" x 17'0" (5.82m x 5.20m)

Cloak Room 2'8" x 5'9" (0.83m x 1.76m)

Principal Bedroom 12'11" x 17'9" (narrows down to 12'8") (3.96m x 5.42m (narrows down to 3.88m))

En-suite Shower Room 7'6" x 9'5" (2.29m x 2.88m)

Bedroom 2 12'5" x 11'0" (3.81m x 3.36m)

Bedroom 3 12'3" x 9'8" (3.75m x 2.96m)

Family Bathroom 8'7" x 8'7" (2.62m x 2.63m)

First Floor

Bedroom 4 14'5" x 11'0" (4.40m x 3.37m)

En-suite 7'4" x 8'6" (2.24m x 2.60m)

Bedroom 5 / Office 15'0" x 13'9" (4.59m x 4.21m)

Boiler Room 12'6" x 6'5" (3.82m x 1.98m)

Linen Room 6'0" x 3'7" (1.85m x 1.10m)

Hobbies Room 16'7" x 12'9" (5.06m x 3.90m)







Outside
Well-maintained plot with beautifully established, landscaped gardens, predominantly laid to lawn with mature shrubs, hedging and ornamental planting. The gardens enjoy a pleasing degree of privacy together with lovely open views towards the surrounding hills and coastline.
To the front, an extensive driveway provides ample off-road parking and access to the substantial attached garage.

Services
The property is understood to benefit from mains water, electricity, gas and drainage. Gas fired central heating system and uPVC double glazing.

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
From our Conwy office, proceed over the bridge towards Llandudno Junction and at the roundabout take the road signposted Deganwy and Llandudno (A546). Continue through Deganwy towards Llandudno. Turn left into Bryn Gosol Road and immediately left again into Conway Crescent, where the property will be found on the left-hand side.

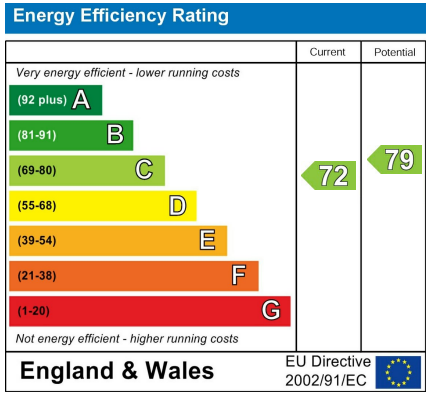
Council Tax Band:
Conwy County Borough Council tax band G

Viewing:
By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@imwestates.com











Total area: approx. 299.2 sq. metres (3220.2 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.

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