



Lliwedd Conwy Road
Tal Y Bont LL32 8SE



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£349,500

A beautifully presented 3 bed detached bungalow, set in the heart of this popular Conwy Valley village, enjoying a sunny aspect and attractive open views across surrounding countryside to the rear.

VIEWING HIGHLY RECOMMENDED

Tenure: Freehold - Council Tax: D - EPC: TBA

Improved and extended over the years, now offering well proportioned, light filled accommodation, complemented by double glazing and central heating. Externally, the bungalow benefits from off road parking, a single garage and well maintained gardens.

Briefly comprising entrance porch leading into reception hall, spacious lounge with defined dining area, enjoying a pleasant outlook and featuring sliding patio doors opening directly onto the rear garden, spacious breakfast kitchen with a range of units and worktops and views to countryside.

3 well proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes. The accommodation is completed by a modern family bathroom fitted with bath and separate shower.

Well maintained gardens, with the rear garden enjoying a particularly attractive outlook across open fields and surrounding hills, making the most of the sunny aspect. A side hardstanding provides off road parking and access to a single car garage.



Location

Conveniently located within walking distance of the village shop and public house, within the rural village of Tal y Bont in the beautiful Conwy Valley. The property is located on the outer edge of the Snowdonia National Park. Located approximately 7 miles from Conwy, approximately 6 miles from the traditional market town of Llanrwst and approximately 10 miles from Betws y Coed. Within easy access of the A55 Expressway giving access to all main routes. The main Holyhead to London railway line at Llandudno Junction connects directly with Manchester airport.

Accommodation Affords:
(Approximate measurements only)

Front Entrance Porch 7'5" x 5'8" (2.28m x 1.74m)
Composite double glazed front door; inset lighting: floor to ceiling double glazed window to front and side window: double glazed door leading to:

Reception Hall:
Storage and cloaks cupboard; coved ceiling inset lighting; radiator; access to roof space.

Lounge/Dining Room: 25'9" x 10'8" (7.86m x 3.27m)
UPVC double glazed window overlooking front; sliding UPVC double glazed patio doors onto rear enjoying views over open countryside.
Feature log burning stove with granite hearth and stone effect surround; t.v point; 2 radiators; telephone/broadband point. Views.

Breakfast Kitchen: 20'7" x 9'10" (6.29m x 3m)
Fitted range of base and wall units with complimentary worktops with single drainer sink with mixer tap; integrated dishwasher; space for fridge freezer; ceramic electric hob and glass canopy and stainless steel extractor above; integrated oven; built in cupboard housing Worcester combi boiler for central heating and hot water; tall storage cupboards; breakfast bar.
Sliding patio doors leading onto rear garden and patio.



Bedroom 1: 10'7" x 10'6" (3.25m x 3.22m)

Radiator; UPVC double glazed window overlooking front; built in wardrobes along one wall; coved ceiling; radiator.

Bedroom 2: 9'10" x 10'8" (3m x 3.27m)

UPVC double glazed window overlooking rear enjoying views; radiator; coved ceiling.

Bedroom 3: 9'10" mx 7'3" (3 mx 2.23m)

Double panel radiator; coved ceiling; UPVC double glazed window overlooking side elevation.

Bathroom: 7'10" x 7'4" (2.39m x 2.26m)

Four piece suite comprising panel bath; concealed cistern w.c; vanity wash basin; shower enclosure; extractor fan; double panel radiator; wall mounted mirror and lighting. UPVC double glazed window.

Outside:

The property is located in a lovely village setting slightly elevated position from the road enjoying extensive rear views over open fields to surrounding countryside. The property also benefits from a single car garage with up and over door, side path leading to rear garden; enclosed rear garden mainly grassed with BBQ area; outside covered timber garden store shed; LPG gas tank; variety of established shrubs and plants; outside lighting and water tap. To the front there is a lawned garden with path leading to front door.

Services:

Mains water, electricity and drainage connected to the property; LPG gas central heating.

Council Tax Band:

Conwy County Borough Council tax band D

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

Proof of Identity:

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to



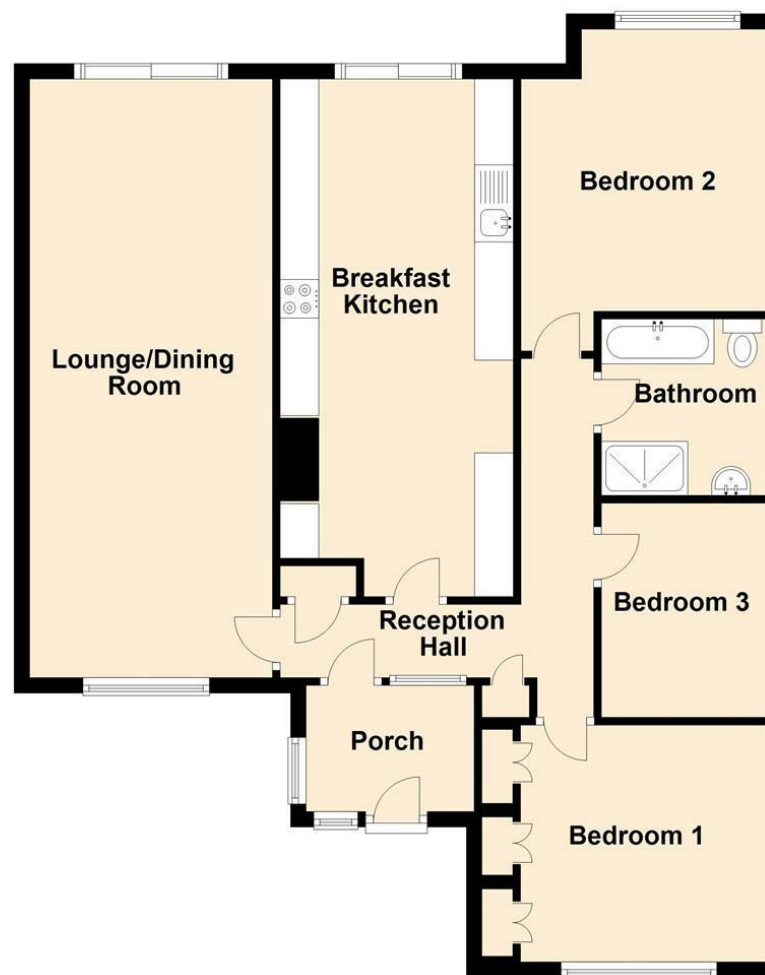
provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	63
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

Ground Floor



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