



1 Maes Gweryl

Conwy LL32 8RU

£195,000

Detached 3-bedroom house occupying a spacious corner plot in a popular residential area on the outskirts of Conwy, enjoying countryside views.

Set in a sizeable plot with driveway providing off road parking, attached car garage; enclosed walled rear garden, extensive views.

Affording entrance porch, reception hall, cloakroom, lounge, rear sitting and dining room; breakfast kitchen, entrance passage, landing, bedroom 1, bedroom 2, bedroom 3, bathroom.

The property is in need of complete modernisation but offers tremendous potential to be a superb family home. Convenient setting within walking distance of local shops, doctors surgery and Conwy town centre.



Tel: 01492 555500

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



Location

Located within walking distance of the historic castle town of Conwy. The town has a variety of retail outlets, hotels, library and several places of interest. There are local primary and secondary schools, social and recreational facilities including an 18-hole golf course and yachting marina nearby.

The Accommodation Affords

(Approximate measurements only):

Front Entrance Porch:

Single glazed window and uPVC double glazed outer door; timber and glazed door leading to:

Reception Hall:

Radiator; staircase leading off to first floor level; telephone point.

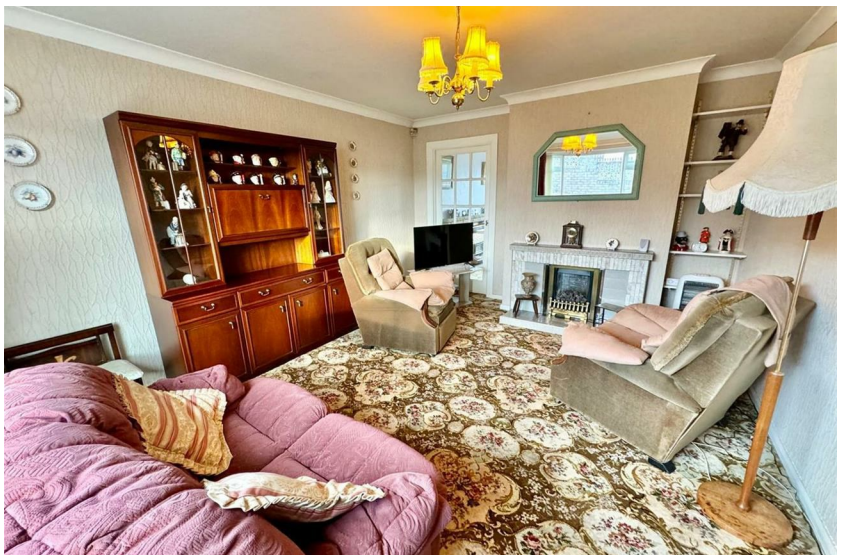
Cloakroom:

Understairs WC and wash basin; gas meter.

Lounge:

11'11" x 15'0" max. (3.64m x 4.59m max.)

uPVC double glazed window overlooking front; double panelled radiator; coved ceiling; feature tiled fireplace surround and shelved alcove; TV point. Timber and glazed door leading to:



Sitting & Dining Room:

18'9" x 11'6" (5.72m x 3.51m)

Feature fireplace surround with gas fire (not tested), side plinths; coving; double panelled radiator; uPVC double glazed windows with secondary units overlooking rear. Dining area with radiator and coving. Timber and glazed door leading to:

Breakfast Kitchen:

11'5" x 11'6" (3.49m x 3.52m)

Base and wall cupboards with complementary worktops; gas cooker point; filter extractor; 1 1/2 bow sink with mixer tap; plumbing for automatic washing machine; space for fridge freezer; radiator; built-in cupboard housing Vaillant central heating boiler; uPVC double glazed door.

Enclosed Front Passageway:

Timber and glazed door from kitchen and uPVC double glazed outer door.



FIRST FLOOR

Spacious Landing:

Access to roof space, Jacobs loft ladder to boarded loft.

Bedroom No 1:

15'2" x 11'11" (4.63m x 3.65m)

Overlooking front of property enjoying extensive views; radiator; coved ceiling; wall light.

Bedroom No 2:

11'5" x 9'1" (3.48m x 2.79m)

Radiator; built-in wardrobes and overhead storage cupboards, recess for double bed; wall lights; window overlooking rear.

Bedroom No 3:

7'8" x 7'10" (2.34m x 2.4m)

Radiator; window overlooking front enjoying extensive views.

Bathroom:

9'1" x 6'4" (2.78m x 1.94m)

Three piece suite comprising panelled bath with shower above, pedestal wash hand basin and low level WC; radiator; medicine cabinet.

Outside:

The property occupies a large corner plot located on the opening to the estate and has driveway providing ample parking to the front, attached car garage with up and over door. Terraced front garden and side path leading to large enclosed rear garden on three levels including two lawned gardens and patio areas. Timber garden store shed, potting shed and summer house; covered seating area.



Services:

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

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

Directions:

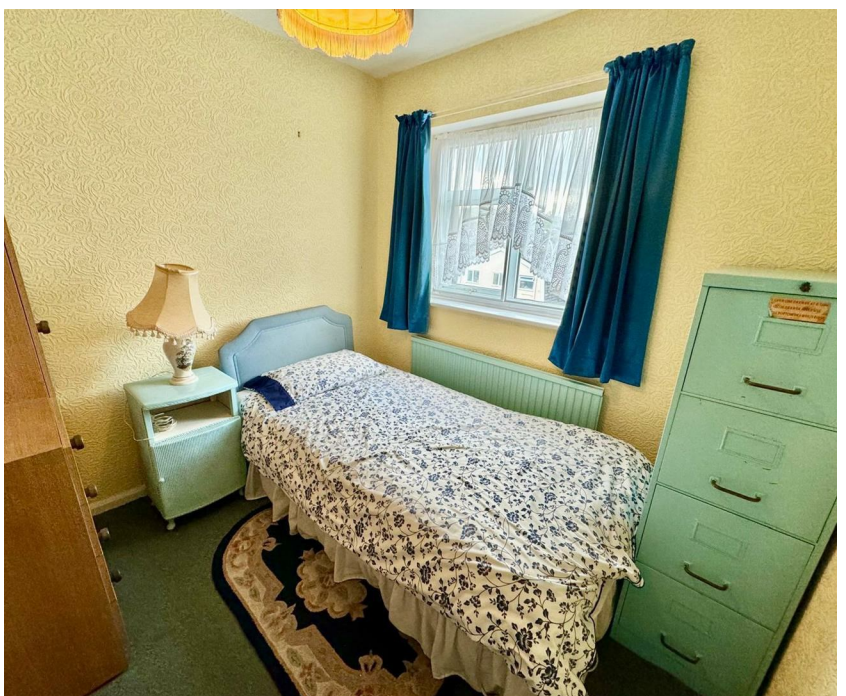
From the agents office proceed up Uppergate Street, through the archway, turn left into St Agnes Road and continue passed the graveyard on the left hand side and take the next left into Maes Gweryl, the property will be immediately on the left hand side.

Council Tax Band:

Conwy County Borough Council tax band 'E'.

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.



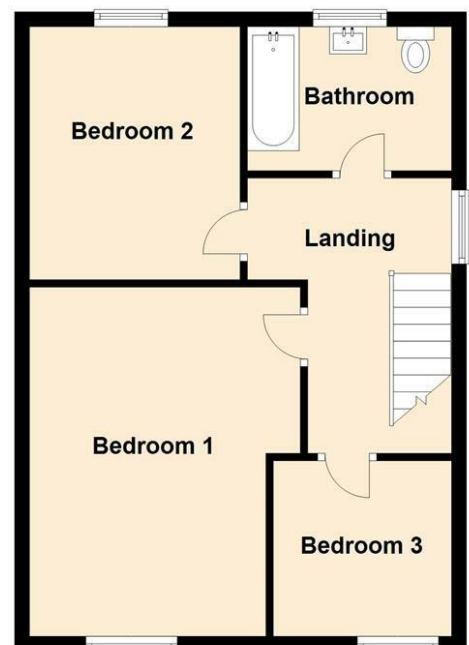


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. Plan produced using PlanUp.

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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