



## 80 Gwynan Park

Penmaenmawr LL34 6RP

£195,000

A light and spacious two bedroom semi detached bungalow situated in the heart of the village of Dwygyfylchi enjoying lovely mountain and sea views.

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

A semi detached bungalow offering spacious light and airy accommodation with the benefit of UPVC double glazing, central heating, dining kitchen, and bathroom. Affording reception hall, large living room with dining area, fitted kitchen, 2 double bedrooms and bathroom room. To the rear there is a single car garage.



Tel: 01492 555500

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



## Location

Dwygyfylchi is a picturesque village located at the bottom of the Sychnant Pass and is on the edge of Snowdonia National Park. It is near Penmaenmawr with its local shops and amenities and close to the A55 expressway for easy access to Conwy, Bangor, and Chester.

The Accommodation Affords:  
(Approximate measurements only)

### Reception Hall:

uPVC double glazed door leading into Reception Hallway, radiator, cloaks cupboard.

### Lounge/Dining Room

16'3" x 11'9" (4.97 x 3.60)

uPVC double glazed window with views to mountains, radiator, feature fire surround, coved ceiling.

### Kitchen:

11'10" x 9'1" (3.63 x 2.79)

Range of base and wall units with work surface over, stainless steel sink unit, uPVC double glazed windows to rear and side elevation, uPVC double glazed door leading to rear garden, radiator, plumbing for washing machine.



### Bedroom 1:

11'10" x 11'9" (3.63 x 3.60)

uPVC double glazed window to rear elevation, radiator, two built-in cupboards.

### Bedroom 2:

10'8" x 9'1" (3.27 x 2.77)

uPVC double glazed window to front elevation with views to Dwygyfylchi Mountain, radiator.

### Bathroom:

6'7" x 5'6" (2.03 x 1.70)

Panelled bath with shower fitment over, low flush w.c. wash handbasin, part tiled walls, uPVC double glazed window.

### Outside:

To the rear of the garden there is a single car garage, paved driveway with an additional paved seating area.

### Services:

Mains water; gas, electric and water connected to the property.

### 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 Band:

Conwy County Borough Council tax band C

### Directions

From our Conwy office take the A55 in the direction of Bangor. Take the first turning off signposted Dwygyfylchi, proceed passing the church, and take your second left into Gwynan Park, left at the T junction where number 80 can be found on the left hand side.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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	



# Floorplan To Follow

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.

## Iwan M Williams Estate Agents

5 Bangor Road  
Conwy  
LL32 8NG

Tel: 01492 555500  
Email: [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)  
Web: <https://www.iwanmwilliams.co.uk>

