



42 Tir Estyn

Conwy LL31 9PY

£269,500

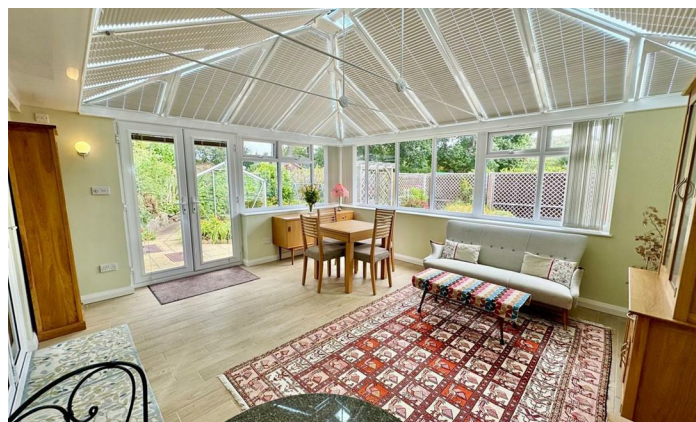
A spacious, extended two-bedroom bungalow occupying a generous corner plot with well-maintained gardens, detached garage, and modern energy-saving features.

INSPECTION HIGHLY RECOMMENDED

Situated in a popular residential area of Deganwy, within walking distance of local amenities, this beautifully presented home has been thoughtfully upgraded and refurbished by the present owners. Offering bright, comfortable living accommodation, the property enjoys a private setting with mature gardens to the side and rear.

The property benefits from a detached garage with driveway parking, and a delightful wrap-around garden laid to patio, gravel, and mature planting for ease of maintenance. A timber cabin in the garden offers scope as an occasional guest bedroom or home office.

Additional features include uPVC double glazing, air source and solar panel heating system, and underfloor heating to tiled areas.



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Location

Located in a well-regarded area with similar style housing, the property offers a rare opportunity to acquire a ready-to-move-into bungalow in a convenient yet peaceful location.

The Accommodation Affords:
(Approximate measurements only)

Front Integral Entrance Porch

7'10" x 5'10" (2.4m x 1.78m)

uPVC double glazed front door and windows, built in meter and cloaks cupboard with ample storage, tiled floor, additional built-in cloaks cupboard, overhead uPVC double glazed windows. Timber and glazed door leading through to extended Kitchen.

Kitchen

9'10" x 13'7" (3.0m x 4.16m)

Fitted range of modern base and wall units with complimentary worktops, free standing Belling double oven and ceramic hob, canopy extractor hood above, wall tiling, integrated dishwasher, bin store, integrated fridge/freezer, recessed drawer units with storage cupboard above, 1.5 bowl single drainer sink with mixer tap, plumbing for automatic washing machine, uPVC double glazed door and windows overlooking side elevation, underfloor heating. Timber and glazed door leading to inner hallway.

Inner Hallway

6'1" x 4'1" (1.86m x 1.25m)

Attractive engineered oak flooring, recess with built-in linen cupboard, coved ceiling, access to roof space.



Shower Room

5'5" x 6'0" (1.66m x 1.83m)

Three piece suite comprising corner shower enclosure with mains shower, vanity wash basin with mirror and integrated lighting above, low level w.c. built in store cupboard housing un-vented hot water cistern and expansion tank, fully tiled walls and floor, uPVC double glazed window overlooking rear, extractor fan, underfloor heating.

Bedroom 1

10'4" x 14'3" (3.17m x 4.36m)

Engineered oak flooring, uPVC double glazed window overlooking front enjoying open aspect, coved ceiling, wall lights, built in wardrobes with drawers and hanging space.

Bedroom 2

12'11" x 9'5" (3.95m x 2.88m)

Engineered oak flooring, full height uPVC double glazed window overlooking rear.

Snug / TV Room

9'10" x 9'10" (3.0m x 3.0m)

Engineered oak flooring, TV point, coved ceiling. Bi-folding uPVC double glazed doors leading into rear Garden Room.

Garden Room

15'9" x 14'1" (4.81m x 4.3m)

Tile floor, uPVC double glazed windows and glazed roof, bespoke ceiling blinds, TV point, wall lights., underfloor heating, views and outlook towards Marl woods.

Outside

The property occupies a large corner plot with established plants and shrubs, greenhouse, sectioned off outside seating areas with paving, raised pond, raised flower borders, Timber Cabin (3.53m x 2.21m) providing occasional additional sleeping area with pedestal wash hand basin, power and light connected. Side timber gates leading to side courtyard and access through to Garage (7.25m x 2.72m) with up and over door and side personal door .

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

Conwy County Borough Council - Band 'D'

Directions

From Conwy continue over the bridge, at the roundabout take the first exit towards Deganwy and first right towards Albert Drive bearing immediately left then right and up Albert Drive taking right into Llwyn Estyn. Follow road to right and take a left down to Tir Estyn and property will be seen on left hand side in a corner setting.



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		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

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