



## 8 Llwyn Estyn Conwy LL31 9RA £199,950

A 3 bedroom semi detached bungalow situated in the popular area of Llwyn Estyn in Deganwy, conveniently located close to local amenities and transport links.

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

This spacious 3 bedroom property offers excellent scope for modernisation. featuring well proportioned rooms, the home provides a fantastic blank canvas to create a contemporary living space.

The accommodation comprises a spacious Lounge, dining room, kitchen, inner hallway, three bedrooms, bathroom, and separate w.c. The property benefits from front and rear gardens, providing outdoor space ideal for relaxation or further landscaping.

Single car garage and off-road parking. This bungalow presents an ideal opportunity for purchasers looking to refurbish and personalise a home in a desirable coastal location, with convenient access to local amenities and transport links.



Tel: 01492 555500

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



## Location

### Deganwy

The property is located in a popular setting within Deganwy village. Deganwy is situated on the Conwy estuary overlooking the world heritage site of Conwy castle, home to Deganwy Marina and the Quay hotel and spa. The village has a range of shops, restaurants, beach and promenade. Chester 45 miles, Manchester airport 75 miles.

### Accommodation Affords:

(Approximate measurements only)

### Entrance Lobby

UPVC Front door with inset decorative glazed panel leading to:

### Lounge / Dining Room:

20'2" x 14'1" (6.17m x 4.3m )

Upvc double glazed window to front elevation overlooking lawned garden; coved ceiling; fire surround with gas fire (not tested); 2 radiators. Panel glazed door leading to:-

### Kitchen:

13'1" x 8'8" (4.01m x 2.65m )

Fitted with a range of wall; base and draw units with complementary worktop; double drainer stainless steel sink unit, space for washing machine; space for under counter fridge; space for cooker; radiator; UPVC double glazed window; tile flooring, double glazed UPVC rear door.



### Inner Hall

Access to roof space.

### Bedroom 1:

12'9" x 10'4" (3.89m x 3.16m )

UPVC double glazed door overlooking rear garden; range of built in wardrobes; radiator.

### Bedroom 2:

13'4" x 7'11" (4.08m x 2.42m )

UPVC double glazed window overlooking rear garden; radiator.

### Bedroom 3:

10'0" x 6'11" (3.07m x 2.13m )

UPVC double glazed window to side elevation; radiator.

### Bathroom:

9'4" x 4'3" (2.85m x 1.30m )

Fitted with a panel bath; wash hand basin; wall mounted towel rail; tiled flooring; UPVC double glazed window; cupboard housing valliant gas central heating boiler.

### Seperate W.C.

Low level suite

### Outside:

Front lawned garden with mature shrub & flower borders. Rear gravelled garden with mature shrub borders; raised flagged patio area. Single car garage with driveway parking.

### 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](mailto: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.

### Directions:

From conwy, continue over Conwy bridge, at the roundabout take the first exit towards Deganwy and first right onto St Georges Drive. Take your first left onto Overlea Avenue, at the crossroads turn right and up Albert Drive taking your second right into Llwyn Estyn.

Number 8 will be viewed on your righthand side.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(55-68) <b>D</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	

### Ground Floor



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

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