



12 Lon Caer Seion

Conwy LL32 8BA

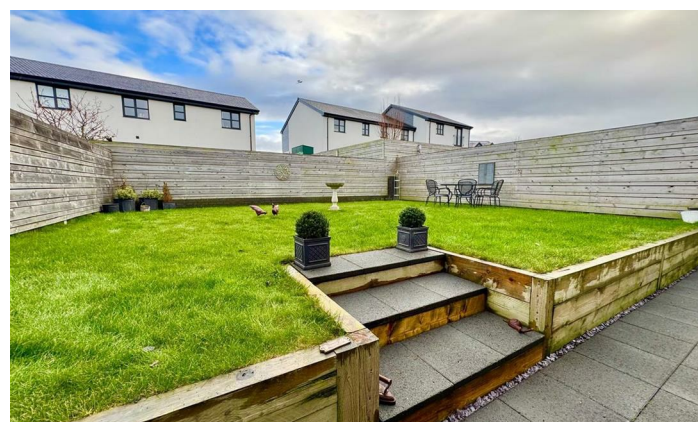
£445,000

An immaculate, modern 3 bedroom house set in popular new development on the outskirts of Conwy.

Stunning mountain and countryside views.

VIEWING HIGHLY RECOMMENDED.

This newly built home forms part of the Oakwood Development by award winning builders Beech Homes. The property commands extensive countryside views across the front elevation and has garden to front and rear. Block paved driveway and large attached car garage. Solar power and gas central heating, uPVC double glazed windows. The property enjoys excellent energy efficiency and affords reception hall, large dining kitchen, lounge and dining room along rear elevation, cloakroom, utility room, 3 double bedrooms (one en-suite), family bathroom.



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 measurement)

Covered Front Entrance:

Composite double glazed front door leading to:

Reception Hall:

Attractive tiled flooring; radiator; turn staircase leading off to first floor level.

Cloakroom:

Low level WC and vanity wash basin; radiator; tiled floor; extractor fan.

Utility Room:

6'3" x 3'11" (1.93m x 1.21m)

Plumbing and space for washing machine and space for dryer, worktop over; wall mounted storage cupboards; extractor fan; radiator; floor tiling; doorway leading to garage.



Large Dining Kitchen:

19'8" x 9'10" (6m x 3m)

Tiled floor; range of modern base and wall units with complementary worktop; stainless steel sink; integrated fridge freezer; split level oven, grill and combination microwave.; integrated dishwasher. uPVC double glazed window overlooking front elevation enjoying views; inset spotlighting and speaker; timber and glazed door leading through to dining and sitting area with square archway leading to:

Lounge & Dining Room:

22'10" x 10'10" (6.97m x 3.31m)

Radiator; uPVC double glazed window overlooking rear; French doors leading onto rear patio. Two radiators; understairs storage cupboard; TV and media point.

FIRST FLOOR

Turn staircase leading to:

Landing:

uPVC double glazed side window; radiator; access to roof space.

Bedroom No 1:

11'0" x 16'8" (3.36m x 5.1m)

Radiator; TV point; uPVC double glazed window to rear.

En-suite Shower Room:

Large shower enclosure, wall tiling, wash basin and low level WC; ladder style heated towel rail; inset spotlighting; shaver point.

Bedroom No 2:

10'11" x 11'11" (3.35m x 3.64m)

Radiator; uPVC double glazed window overlooking front enjoying open countryside views.

Bedroom No 3:

11'6" x 8'5" (3.51m x 2.57m)

uPVC double glazed window overlooking front; radiator; views to open countryside.

Bathroom:

Three piece suite comprising bath with shower above, wall tiling, low level WC and wash basin; ladder style heated towel rail; extractor fan; built-in cylinder cupboard and large linen storage cupboard.

Attached Car Garage:

19'4" x 9'7" (5.9m x 2.93m)

uPVC double glazed door leading to rear of property; wall mounted central heating boiler and solar panel control system. Automatic up and over door. Painted concrete floor.



Outside:

Block paved driveway; grassed gardens with shrubs to front elevation; good sized rear grassed garden and patio area.

Services:

Mains water, electricity, gas and drainage connected to the property. Solar panels providing free energy during daylight hours.

Council Tax Band:

Conwy County Borough Council tax band 'E'.

Viewing:

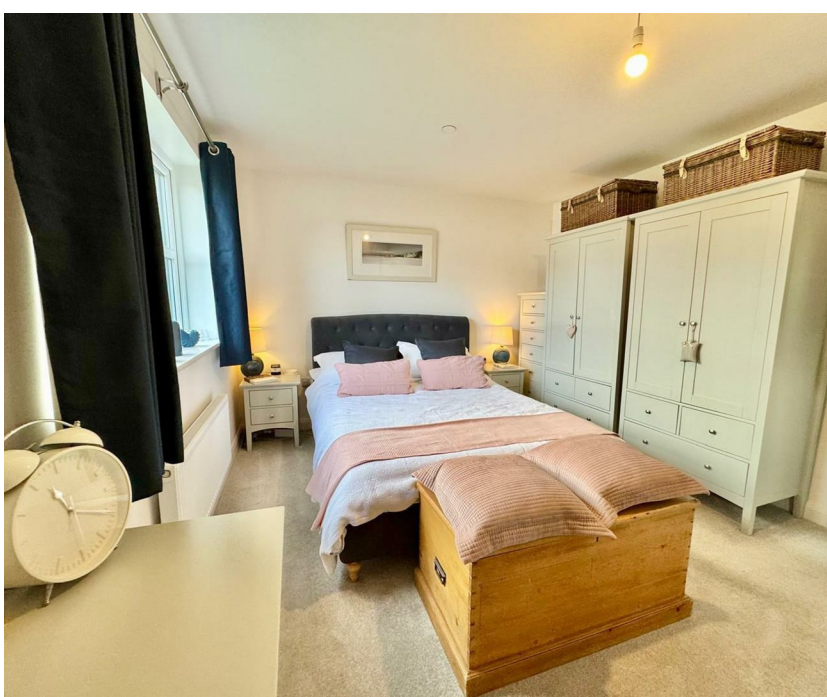
By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

Directions:

Proceed from the agents office turn left onto Uppergate Street, continue up Sychnant Pass Road, Oakwood is the last development on the left hand side before entering the countryside. Turn left and then right up Lon Caer Seion and the property will be viewed a short distance along on the left hand side.

Proof of Identity:

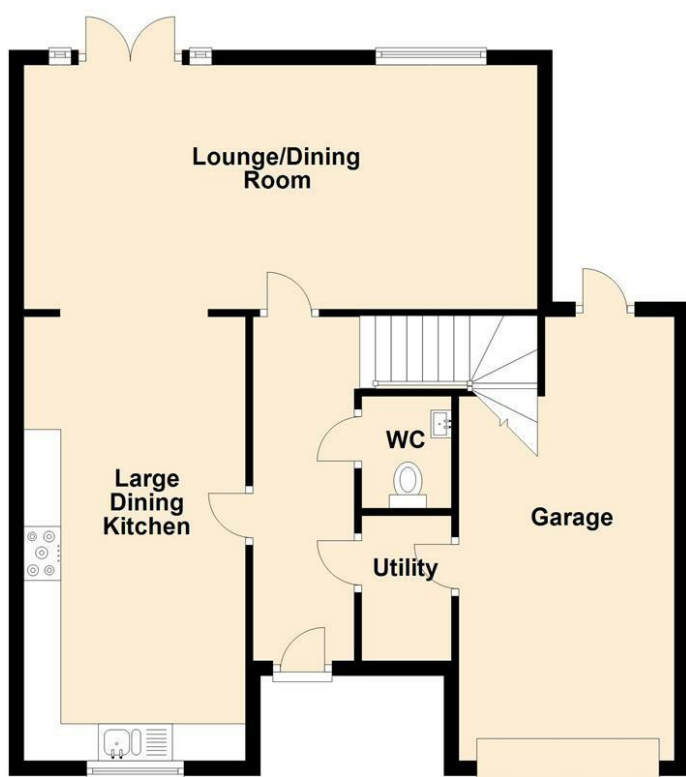
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current 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.



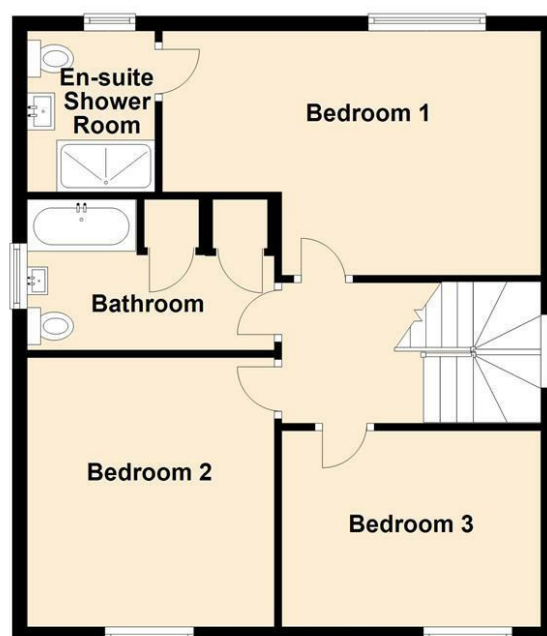


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 opinion must be treated as given on the same basis as these particulars.

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