



## 4 Maes Gweryl

Conwy LL32 8RU

£249,500

A spacious, well presented 3-bedroom semi-detached family home occupying a pleasant setting on the outskirts of Conwy.

VIEWING RECOMMENDED.

Commanding a slightly elevated setting in a popular residential area between Conwy and Gyffin, village set in large corner plot and enjoying hillside views.

Improved and upgraded by the present owners offering beautiful 3-bedroom accommodation comprising entrance porch, reception hall, lounge and dining room, kitchen, rear boot-room/utility, landing, bedroom 1, bedroom 2, bedroom 3 and bathroom. Attached car garage, front and side parking. Garden to front side and rear. Gas fired central heating and uPVC double glazing. Convenient for local school, playground, shop and Conwy town centre.



Tel: 01492 555500

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





## Location

### Conwy

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):

#### Entrance Porch:

uPVC double glazed door and windows.

#### Reception Hall:

Balustrade staircase leading off to first floor level; radiator; oak and glazed doors leading off; understairs storage cupboard.

#### Lounge:

13'1" x 10'5" (4m x 3.2m)

Feature Adam style fireplace surround with granite inset and hearth, gas point; coved ceiling; TV point; telephone point; uPVC double glazed window overlooking front; radiator.

#### Dining Room:

9'1" x 8'7" (2.77m x 2.63m)

Coved ceiling; radiator; uPVC double glazed window overlooking rear; oak and glazed door leading to kitchen.





#### Kitchen:

12'1" x 9'3" (3.69m x 2.83m)

Fitted base and wall units with complementary worktops; 1 1/2 bowl sink with mixer tap; plumbing for dishwasher; space for fridge; four ring gas hob and concealed filter extractor above; split level oven; radiator; uPVC double glazed window to rear.

#### Rear Boot Room/Utility:

8'10" x 7'0" (2.71m x 2.15m)

Plumbing for automatic washing machine with worktop over; cloak hooks; uPVC double glazed doors and window. Door leading to rear of garage.

#### FIRST FLOOR

##### Landing:

uPVC double glazed window overlooking side.

##### Bedroom No 1:

19'8" x 10'8" (6m x 3.26m)

Enjoying extensive views across the front; radiator.

##### Bedroom No 2:

9'1" x 8'7" (2.77m x 2.63m)

Radiator; overlooking rear of property.

##### Bedroom No 3:

8'4" x 7'4" (2.55m x 2.26m)

Overlooking side elevation; radiator; built in shelving.

##### Bathroom:

Three piece suite comprising panel bath with shower above; shower screen; pedestal wash hand basin; low level w.c.; built in cylinder and linen cupboard; wall tiling.

##### Outside:

Corner plot with grassed front garden, concreted drive way and side hardstanding providing ample off road parking, car garage with up and over door, rear personal door, power and light connected. Garage measuring 4.8m x 2.7m. Side private patio and garden area. Steps lead up to enclosed grassed garden at upper level.

##### services:

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

##### 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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 or 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

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Email: [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)  
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