

10 Gwynan Park

Penmaenmawr LL34 6RP

£210,000





Nestled in the charming Gwynan Park area of Dwygyfylchi, Penmaenmawr, this delightful 2 bedroom semi-detached bungalow offers a perfect blend of comfort with Mountain Views.

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

This semi-detached bungalow in Gwynan Park is a fantastic opportunity for anyone looking to embrace a tranquil lifestyle while being surrounded by breathtaking views. With its thoughtful layout and outdoor space, it is a property that truly deserves your attention.

One of the standout features of this bungalow is the stunning mountain and distant sea views that can be enjoyed from various vantage points within the home. The natural beauty surrounding the property creates a serene atmosphere, making it a wonderful place to unwind.

For added convenience, the property includes driveway parking and a garage, ensuring that you have ample space for vehicles and storage.

Tel: 01492 555500
https://www.iwanmwilliams.co.uk

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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 andamenities and close to the A55 expressway for easy access to Conwy, Bangor, and Chester.



Accommodation

As you enter, you are welcomed into a spacious lounge and dining room, perfect for entertaining guests or enjoying quiet evenings at home. The kitchen is functional and well-equipped, making meal preparation a pleasure. There are two bedrooms and a study provides a quiet space for work or hobbies, catering to the needs of modern living.



Entrance Hall

11'2" x 6'4" (3.42 x 1.94)

Lounge/Dining Room

23'6" x 11'10" (7.18 x 3.61)

Kitchen

9'3" x 11'9" (2.82 x 3.6)

Bathroom

5'7" x 6'9" (1.72 x 2.08)

Bedroom 1

11'9" x 8'7" (3.60 x 2.64)

Bedroom 2
9'2" x 10'9" (2.80 x 3.30)

Study/Storage Room
7'6" x 11'9" (2.29 x 3.60)

Garage
16'9" x 7'5" (5.13 x 2.27)

Council Tax Band:
Conwy County Borough Council tax band C

Outside
The rear garden is a true gem, featuring both a lawned area and a decked space, ideal for outdoor dining or simply soaking up the sun. This private garden is perfect for gardening enthusiasts or those who enjoy alfresco living.

The property includes driveway parking and a garage, ensuring that you have ample space for vehicles and storage.

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.

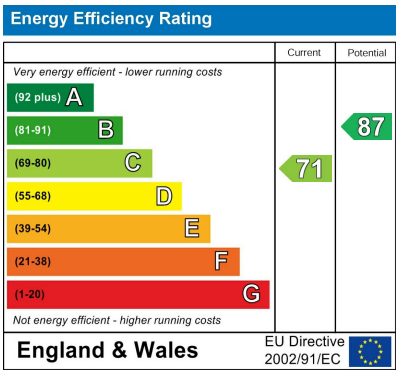
Viewing:
By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@imwestates.com

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, where number 10 can be found in front of you.









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

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