



28 Gwel Yr Afon

Llandudno Junction LL31 9GD

£149,950

A deceptively spacious, 2-bedroom purpose built 2-bedroom ground floor apartment, situated in close proximity to all local amenities, shops, train station and schools.

This well presented apartment benefits from gas central heating, uPVC double glazing, grassed garden to side and allocated parking.

Affording entrance porch, open plan kitchen diner and living room, bedroom 1, bedroom 2 and bathroom.

Ideal first time buyer and retirement property, Inspection recommended.



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



Location

Llandudno Junction

Located within level walking distance to the centre of Llandudno Junction which has a variety of local shops and amenities. It is located on a main railway line and bus route and is very close to the A55 Expressway for easy access to Chester and the motorways. The castle town of Conwy is just a short distance away with the bigger towns of Llandudno and Colwyn Bay close by.

The Accommodation Affords

(Approximate measurements only):

Entrance Vestibule:

Wall mounted radiator; tiled flooring; cloak-hooks; composite double glazed door. Built-in cupboard housing electrics board and alarm. Doorway leading through to:

Open Plan Kitchen Diner & Lounge:

11'1" x 27'10" (3.4m x 8.49m)

Fitted range of base and wall units with complementary worktops; single drainer stainless steel sink with mixer tap; plumbing for automatic washer; space for dishwasher; space for fridge freezer; tiled flooring; inset spotlighting; four ring gas hob with integrated electric oven below and stainless steel extractor canopy above. Wall mounted radiator; uPVC double glazed window overlooking side elevation.



Lounge Area:

TV point; uPVC double glazed patio doors leading onto rear garden; telephone point; radiator.

Inner Hallway:

Bedroom No 1:

8'11" x 8'9" (2.74m x 2.69m)

uPVC double glazed window overlooking garden; radiator; fitted over-bed storage with cupboard and wardrobe.

Bedroom No 2:

10'0" x 8'11" (3.07m x 2.74m)

uPVC box bay window; radiator; timber effect flooring and fitted wardrobe.

Bathroom:

7'0" x 4'7" (2.14m x 1.42m)

Fitted three piece suite comprising walk-in shower enclosure, pedestal wash hand basin with mixer tap and low level WC; shaver point; wall tiling; extractor fan; mirror; heated ladder style towel rail; inset lighting.

Outside:

One allocated parking bay and visitors parking. Small artificial grassed area to front and garden to rear of property with paved border and grassed area.

Tenure

Leasehold- to be confirmed.

Services:

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

Council Tax Band:

Conwy County Borough Council tax band 'C'.


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

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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	

Ground 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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