



# 1 Maenan Terrace

Penmaenmawr LL34 6NH

£117,500

A traditional, well presented, end terrace cottage located in a private set-back location, convenient for all local amenities.

Ideal first time or investment purchase.

Hidden away in a private small terrace of similar houses conveniently located for all local amenities and the North Wales shoreline. Stone built cottage with modern upvc windows and gas fired central heating. Affording Living Room with turn staircase leading off to first floor, rear Kitchen with breakfast bar, Landing, Bedroom 1 with built in wardrobe, Bedroom 2, Shower Room. Outside there is a level side yard for communal siting of bins or outside seating. To the front, all residents enjoy a level terrace in front of their cottages to sit outside. Ideal opportunity for a young couple or for anyone looking for an investment purchase.



Tel: 01492 555500

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







## Location

### Penmaenmawr

Penmaenmawr is a village situated on the North Wales Coast enjoying the backdrop of the Snowdonia hills and far reaching sea views towards Anglesey coastline. Benefitting from local shops and services, sandy beach and miniature railway station. The A55 facilitates easy travelling along the North Wales Coast from Chester through to Anglesey.

The Accommodation Affords:  
(Approximate measurements only)

### Entrance Hall

uPVC double glazed front door leading to Lounge.

### Lounge

12'9" x 10'10" (3.9m x 3.31m)

Turned staircase leading off to first floor level, 2 radiators, built-in electric meter cupboard, timber and glazed door leading through to kitchen.





## Kitchen

13'11" x 5'4" (4.26m x 1.63m)

Base and wall units with complimentary worktops, electric cooker point, single drainer stainless steel sink unit, uPVC double glazed window overlooking rear, plumbing for automatic washing machine, wall mounted central heating boiler, breakfast bar with radiator below, wall tiling.

## First Floor

### Bedroom 1

7'8" x 11'9" (2.34 x 3.60)

Built in wardrobe, uPVC double glazed window overlooking front.

### Bedroom 2

11'0" x 6'2" (3.37m x 1.9m)

Built in over stairs cupboard, radiator, uPVC double glazed window.

## Shower Room

Shower enclosure, low level w.c. pedestal wash hand basin, tiled splashback, extractor fan.

## Outside

The property is situated in a set back position, behind a row of terraces with pedestrian right of way, shared path and outside bin store area. Outside seating to immediate front.

## Services

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

## Council Tax Band:

Conwy County Borough Council tax band 'A'

## Directions

Proceed through the village of Penmaenmawr, out towards the tunnel and Llanfairfechan, pass the garage on the right hand side, and just beyond the turning for Gylfach Road, the property will be viewed on the left hand side.

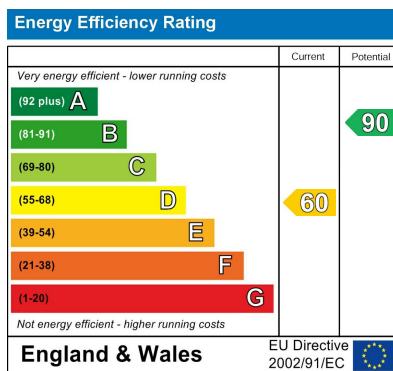
## Viewing:

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.





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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