



# 1 Groesffordd

Penmaenmawr LL34 6RL

£179,500

A well-presented home occupying a prominent and convenient position within this popular village setting, enjoying far-reaching views towards the sea and the surrounding mountains.

Ideal first-time purchase, family home or investment opportunity.

Tenure: Freehold - EPC - D - Council Tax: B

The property is ideally situated within easy walking distance of local shops and everyday amenities, while also being perfectly placed for access to the A55 Expressway, making it an excellent choice for commuters. Scenic mountain walks, including those around Conwy Mountain, are also close at hand, offering an attractive lifestyle balance between convenience and outdoor living.

The accommodation affords entrance hall, living room, featuring a focal fireplace, fitted kitchen with direct access to the rear of the property. To the first floor, there are two bedrooms and a modern bathroom. Gas central heating, double glazing throughout

Externally, the property enjoys off-road parking to the front via a brick-paved driveway. The enclosed rear garden provides a pleasant outdoor space, mainly laid to lawn and ideal for relaxation or family use.



Tel: 01492 555500

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





## Location

Dwygyfylchi is a picturesque village located at the bottom of the Sychnant Pass, on the edge of the Snowdonia National Park. Close to the village of Penmaenmawr with its local shops, amenities and local Junior School. Within a mile of the A55 expressway and 3 miles of the walled medieval town of Conwy.

Accommodation Affords:  
(approximate measurements only)

**Small Front Entrance Hall:**  
With staircase leading off to first floor level;  
UPVC double glazed front door.

**Lounge:**  
11'11" x 12'9" (3.65m x 3.91m )  
Radiator; feature fireplace surround; built in storage cupboard; UPVC double glazed window overlooking front; under stairs storage cupboard housing electric meters.

**Breakfast Kitchen:**  
16'2" x 6'5" (4.93m x 1.98m )  
Fitted base and wall units with complimentary worktops: single drainer sink; mixer tap; electric cooker point; radiator; wall mounted central heating boiler; plumbing for automatic washing machine; UPVC double glazed windows and doors to rear; one single glazed sash window.



## First Floor Landing:

### Bedroom 1:

Cast iron fireplace; radiator; UPVC double glazed window overlooking front enjoying extensive views.

### Bedroom 2:

10'3" x 9'1" (3.13m x 2.78)

UPVC double glazed window overlooking rear enjoying sea views; radiator; picture rail.

### Bathroom:

Three piece suite comprising panel bath with shower above; pedestal wash hand basin; low level w.c; wall tiling; radiator.

### Outside:

Property benefits from a corner plot and has gardens to front and rear; side access; rear flagged raised private patio area; and lower level grass garden; side timber doors leading to brick paved hardstanding providing off road parking.

### Council Tax Band:

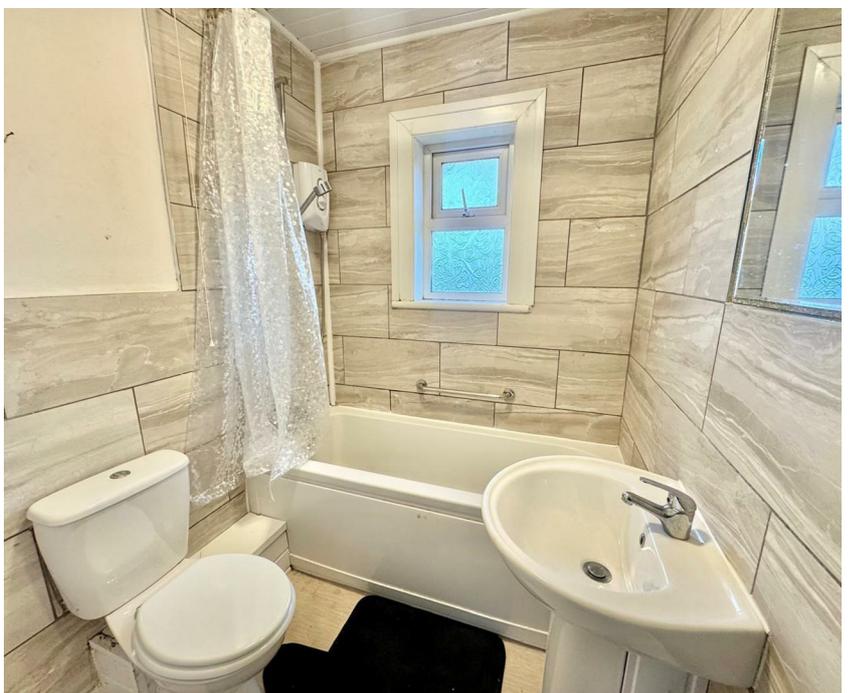
Conwy County Borough Council tax band B

### 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)

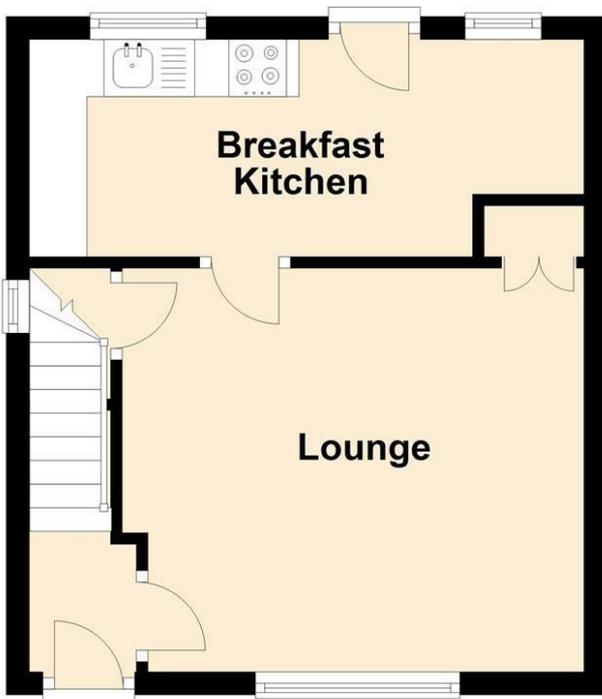
### Proof of Identity:

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.

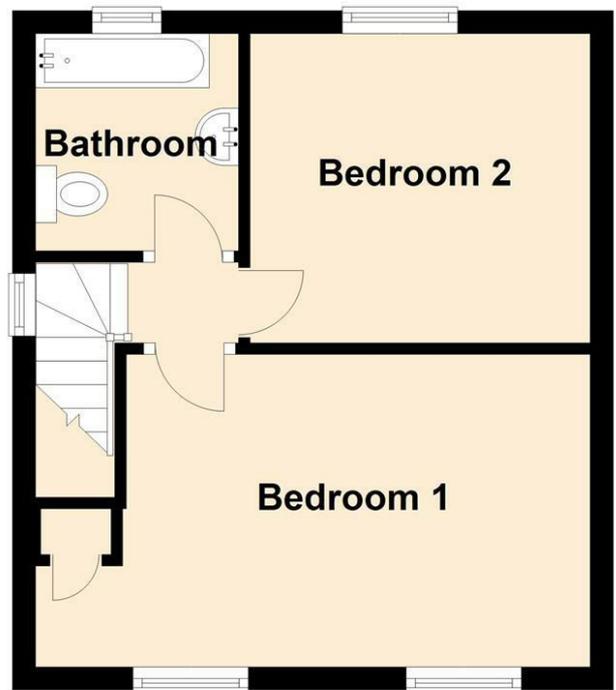


| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            | <b>84</b> |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   | <b>65</b>                  |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

## Ground Floor



## First Floor



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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