



## 16 Heol Ffynnon Asa

Eglwysbach LL28 5BL

£339,000

A well-presented detached dormer-style property situated in a small, select cul-de-sac within the popular village of Eglwysbach, in the heart of the Conwy Valley.

VIEWING RECOMMENDED

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

This appealing three-bedroom home offers spacious and versatile accommodation, ideal for a range of buyers including families and those seeking a comfortable retirement property in a peaceful yet convenient setting.

The property benefits from a brick-paved driveway providing off-road parking, attached garage with front and rear access, and an enclosed rear garden enjoying a sunny aspect and views towards surrounding fields and countryside.

The accommodation comprises Reception hallway with cloakroom, spacious dual-aspect Lounge with patio doors leading out to the rear garden, Dining area, and a modern fitted Kitchen with garden outlook, three good-sized bedrooms and family bathroom.



Tel: 01492 555500

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

# Location

Set within level walking distance of village amenities including shop, public house, and local walks, the property is ideally placed for access to nearby Llanrwst and the historic town of Conwy, as well as the A55 Expressway, approximately 10 minutes' drive away.

## The Accommodation Affords:

(Approximate measurements only)

### Front Entrance

Covered front entrance with timber and glazed door leading to reception hall with night storage heater, turned staircase leading off to first floor level, coved ceiling, telephone point.

### Downstairs Cloak Room

Low level w.c. pedestal wash hand basin, tiled splashback and mirror, shaver and light point above, small window overlooking side elevation, cloak hooks, wall mounted fan heater.

### Lounge & Dining Room

11'8" x 25'1" (3.57m x 7.65m)

Front dining area with box sealed unit double glazed bay window overlooking front of property, night storage heater, laminated timber effect flooring, coved ceiling, archway to Lounge with feature Adam style fireplace surround with marble hearth and inset, TV point, wall lights, night storage heater, sliding double glazed patio doors leading onto rear patio enjoying an open aspect.

### Dining Kitchen

12'7" x 11'2" (3.86m x 3.41m)

Fitted base and wall units with complimentary worktops, stainless steel oven, four plate ceramic hob, filter extractor above, tall cupboard, space and plumbing for automatic washing machine and dishwasher, 1.5 bowl single drainer sink, space for fridge, sealed unit double glazed window overlooking rear of property, tiled floor. Dining area with night storage heater, fire door leading through to side garage (2.66m x 5.2m) with up and over door to front and rear allowing through access for parking to the rear if required. Electric meters, light connected, water tap.

### First Floor

Turned staircase leading off to first floor level, night storage heater, uPVC double glazed window overlooking side, access to roof space.

### Bedroom 1

11'3" x 8'11" (3.43 x 2.74)

Wall mounted electric heater, walk-in cylinder cupboard with linen shelving, uPVC double glazed window to front with views.

### Bedroom 2

9'4" x 8'11" (2.85m x 2.73m)

Built in wardrobes, wall mounted electric heater, uPVC double glazed window overlooking rear with views.

### Bedroom 3

3.17m x 2.82m

Overlooking rear of property, night storage heater

### Bathroom

8'0" x 6'11" (2.45m x 2.11m)

Panelled bath with electric shower above, shower screen, pedestal wash handbasin, low level w.c. storage plinth, uPVC double glazed window overlooking front, wall mounted light and shaver point, mirror, fan heater.

### Outside

The property is situated in a cul-de-sac of similar styled properties in a popular location within the village on a level plot, has open plan front garden, brick paved driveway and hardstanding for parking, through access leading to rear of property. Enclosed landscaped rear garden with lawned areas and established plants and shrubs to borders, flagged patio area.

### Services

Mains water, electricity and drainage are connected to the property, night storage heating.

### Viewing

By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

### Proof Of Funds

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.

### Council Tax Band:

Conwy County Borough Council tax band E

### Directions

Proceed into the village of Eglwysbach from Glan Conwy, on entering the village, turn right into Heol Carrog, white house is on the right hand side just before the Church, follow the road around to the left and take the second right into Heol Ffynnon Asa and the property will be viewed a short distance on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 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

5 Bangor Road  
Conwy  
LL32 8NG

Tel: 01492 555500  
Email: [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)  
Web: <https://www.iwanmwilliams.co.uk>

