



9 Ty Gwyn Road
Llandudno LL30 2QR



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

9 Ty Gwyn Road

Llandudno LL30 2QR

£210,000

A stylish, beautifully presented double-fronted semi-detached cottage-style residence occupying an elevated position with attractive views and excellent access to both countryside walks and the seafront.

VIEWING HIGHLY RECOMMENDED

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

OFFERS OVER £210,000

This charming three-bedroom home has been sympathetically refurbished in recent years and is presented to an exceptional standard throughout, very much in the style of a contemporary coastal cottage. The property benefits from a new roof, double glazing and gas central heating, offering a ready-to-move-into opportunity.

The accommodation is arranged over three floors and briefly comprises:

Ground Floor

Reception hall with staircase access, leading to a versatile study/home office together with a well-proportioned bedroom, ideal for guests or flexible living arrangements.

Lower Ground Floor

A superb open-plan living space incorporating a cosy lounge with feature log burning stove and a stylish fitted kitchen, finished with modern units and worktops, creating an ideal day-to-day living and entertaining area.

First Floor

Landing leading to two further bedrooms together with a well-appointed family bathroom fitted with a contemporary white suite.

Outside, the property enjoys a pleasant enclosed courtyard garden to the rear, providing a private seating and entertaining space.



Location

The property occupies a popular and convenient elevated setting, offering easy access to scenic walks in the surrounding area, whilst also being within close proximity to the seafront at Llandudno and a range of local shops and amenities.

The Accommodation Affords:
(Approximate measurements only)

Front Entrance

Oak and stained glass front door leading to reception hall, balustrade and spindle staircase leading off to first floor level, cloak hooks.

From reception hall, door and staircase leading down to lower ground floor Lounge.

Snug 12'5" x 8'1" (3.81m x 2.47m)

uPVC double glazed window overlooking front, recessed book shelving, double panel radiator.

Bedroom 1 8'10" x 12'6" (2.71m x 3.83m)

Cast iron fireplace surround, double panel radiator, double glazed window overlooking front of property.

Ground Floor Lounge 11'6" x 13'7" (3.53m x 4.16m)

Feature recessed inglenook style fireplace with oak lintel over, inset Morso log burning stove, uPVC double glazed window overlooking rear of property. Understairs recess for storage, timber and glazed door leading through to Kitchen.

Kitchen 11'10" x 7'7" (3.63m x 2.33m)

Fitted base and wall units with wood effect worktops, space for fridge and freezer, integrated stainless steel oven, wall tiling, shelved recess, single drainer sink with mixer tap, plumbing for automatic washing machine, uPVC double glazed window to rear, timber and glazed stable rear door leading onto rear garden area.

Landing

Access to roof space.



Bedroom 2 12'9" x 8'2" (3.89m x 2.49m)

Double panel radiator, built-in wardrobe, painted floorboards, double glazed window overlooking front of property.

Bedroom 3 6'11" x 15'3" maximum (2.13m x 4.66m maximum)

Two uPVC double glazed windows overlooking front, recessed shelving, double panel radiator.

Bathroom 8'3" x 5'6" (2.53m x 1.69m)

Panelled bath with shower above, wash basin with vanity cupboard below, low level w.c. uPVC double glazed window to rear, ladder style heated towel rail, built-in airing cupboard with shelving.

Outside

The property has an attractive courtyard garden at the rear with raised decking and seating area enjoying a sunny aspect, outside brick built store shed.

Services

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

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 D

Directions

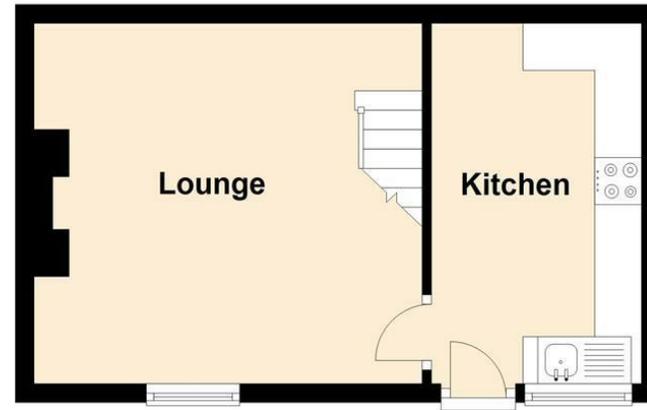


From Llandudno town centre, continue up towards the top of Mostyn Street, at the junction turn right and immediately left up Ty Gwyn Road towards The Orme. Continue up The Orme to where the tram crosses the road and the property will be viewed just below the tram line on the left hand side.

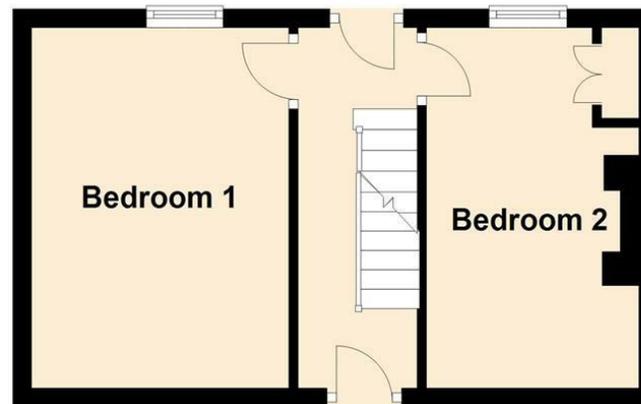


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

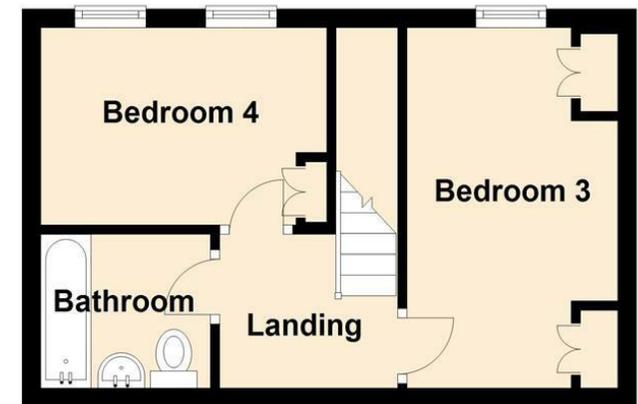
Ground Floor



First Floor



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

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