



19 Penrhyn Isaf Road
Llandudno LL30 3LT



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£379,950

Immaculately presented, three bedroom detached bungalow, occupying a sought-after location in the popular coastal village of Penrhyn Bay, within a short walk of shops, amenities, the promenade and beach.

Council Tax: E - EPC: D-Council Tax: E

A beautifully presented Edwardian style 3 bedroom detached bungalow, recently refurbished by the current owners. The bright and airy accommodation offers glazed entrance porch leading to reception hall, lounge with bay window overlooking the front garden, modern fitted kitchen leading to a conservatory, 3 good sized bedrooms and modern shower room.

To the outside the front garden is laid to no maintenance artificial lawn with ample parking leading to a detached garage. To the rear there is also a low maintenance enclosed garden.



Location

An excellent opportunity to acquire a beautifully presented bungalow in one of the most popular coastal settings along the North Wales coast, close to shops, cafes, transport links, and with easy access to the A55 Expressway for Chester and beyond. Gas central heating, double glazing throughout, and a high standard of presentation that allows any incoming purchaser to move straight in and just put their own stamp on the property.

Accommodation Affords:
(approximate measurements only)

Composite Front Door Leading To:

Entrance Porch:

Tiled flooring; Cloak hooks; UPVC double glazed door leading to:

Reception Hall:

Cupboard housing electrics; UPVC double glazed window; inset spotlighting; UPVC double doors leading to hallway; radiator; picture rail; access to loft.

Lounge: 12'5" x 15'4" (3.80m x 4.69m)

UPVC double glazed bay window to front elevation and additional UPVC double glazed window to side; radiator; feature fireplace with inset electric fire.

Kitchen: 7'4" x 15'5" (2.26m x 4.70)

Range of base and wall units with complementary worktop over; eye level electric oven; four ring induction hob; integrated fridge freezer; 3 UPVC double glazed windows; cupboard housing Worcester central heating boiler; inset spotlighting; radiator; wood effect flooring; UPVC panel door leading to conservatory.

Conservatory: 9'4" x 10'2" (2.87m x 3.12m)

Radiator; wood effect flooring; UPVC patio doors leading out onto rear garden.



Shower Room: 4'6" x 9'0" (1.39m x 2.75m)

Fitted with corner shower unit with shower fitment above; low flush w.c.; wash hand basin; 2 Upvc double glazed windows; inset spotlighting.

Bedroom 1: 11'3" x 12'8" (3.45m x 3.88m)

UPVC double glazed window overlooking rear garden; side UPVC double glazed window; radiator; picture rail.

Bedroom 2: 12'3" x 14'2" (3.74m x 4.32m)

UPVC double glazed window; radiator; storage cupboard.

Bedroom 3: 11'2". x 13'2" (3.42. x 4.02)

UPVC double glazed patio doors leading to front garden; radiator;

Garage: 8'5" x 17'8" (2.57m x 5.41m)

Services:

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

Council Tax Band:

Conwy County Borough Council tax band E

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.

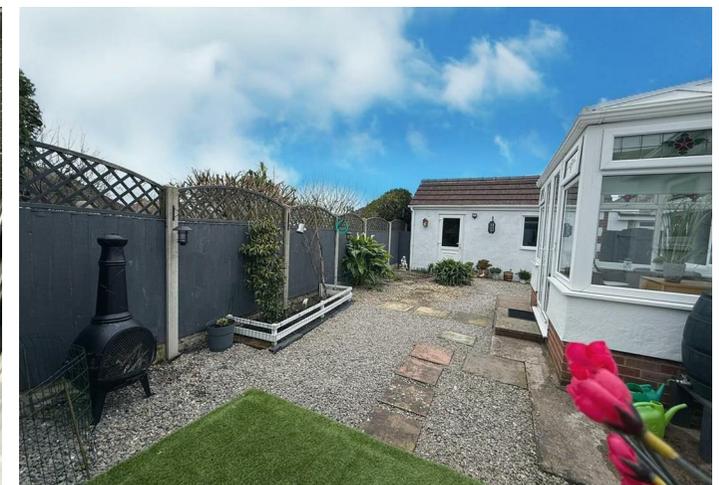
Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

Directions



From Penrhyn Bay roundabout proceed along Glan Y Mor Road passing the Petrol Station on your left, take the 3rd right onto Penrhyn Isaf Road and property will be viewed approx half way down on the left hand side



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(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



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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