



## 12 Lon Gwaenfynydd

Llandudno Junction LL31 9FG

£269,500

A modern, well-presented three-bedroom semi-detached home with spacious gardens and off-road parking.

VIEWING HIGHLY RECOMMENDED

Situated in a popular and convenient residential setting, this attractive freehold home offers stylish accommodation with the benefit of UPVC double glazing, gas central heating, and solar panels for energy efficiency. Built within the last 12 years, the property is ready to move into and ideally suited to couples or families alike.

Comprising reception hallway, cloakroom, lounge, kitchen-dining room. To the first floor: three well-proportioned bedrooms and a contemporary family bathroom.

Good-sized front lawn with paved driveway providing off-road parking. To the rear is an enclosed garden arranged over two levels, with a large paved patio seating area ideal for entertaining, and steps leading down to a generous lawn. The garden enjoys open aspects and benefits from side access with useful bin store area.



Tel: 01492 555500

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





## Location

Located within level walking distance to the centre of Llandudno Junction which has a variety of local shops and amenities. It is located on a main railway line and bus route and is very close to the A55 Expressway for easy access to Chester and the motorways. The castle town of Conwy is just a short distance away with the bigger towns of Llandudno and Colwyn Bay close by.

The Accommodation Affords:  
(Approximate measurements only)

Covered Front Entrance

Cloakroom

Low level w.c. and vanity wash basin, mirror, radiator, uPVC double glazed window, consumer unit.

Reception Hall

Laminated timber effect flooring, balustrade staircase leading off to first floor level, understairs storage cupboard, radiator.

Lounge

15'7" x 10'9" maximum (4.76m x 3.3m maximum)

Radiator, uPVC double glazed window overlooking front, TV point, laminated timber effect flooring, timber and glazed door.





## Large Dining Kitchen

9'7" x 17'3" (2.94m x 5.26m)

Fitted range of base and wall units with complimentary worktops, single drainer sink with mixer tap, plumbing for automatic washing machine and space for dryer, stainless steel oven, four ring gas hob, canopy stainless steel extractor and splashback, built in cupboard housing Gloworm central heating boiler, space for fridge/freezer.

Dining area; radiator, uPVC French doors leading onto rear garden and patio, enjoying a Southerly aspect.

## First Floor Landing

uPVC double glazed window overlooking side, radiator, access to roof space, built in cylinder cupboard.

## Bedroom 1

8'11" x 14'4" (2.72m x 4.39m)

uPVC double glazed window overlooking front enjoying open aspect, radiator.

## Bedroom 2

10'2" x 10'11" (3.1m x 3.33m)

uPVC double glazed window overlooking rear enjoying a Southerly sunny aspect, radiator.

## Bedroom 3

9'7" x 8'1" (2.93m x 2.47m)

uPVC double glazed window overlooking front with open aspect, radiator.

## Bathroom

6'6" x 5'10" (2.0m x 1.78m)

Panelled bath with shower above, shower screen, mixer tap, pedestal wash hand basin, low level w.c. wall and floor tiling, chrome ladder style heated towel rail, shaver point, extractor fan, uPVC double glazed window.

## Outside

The property occupies a substantial plot being an end terrace with brick a paved driveway providing ample off road parking, grassed garden with established shrubs to front. Large rear garden with upper level flagged patio area with steps leading down to enclosed garden with raised borders and established plants. Outside water tap, side paved storage area for bins.

## Services

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

## Viewing

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





## Proof Of Funds

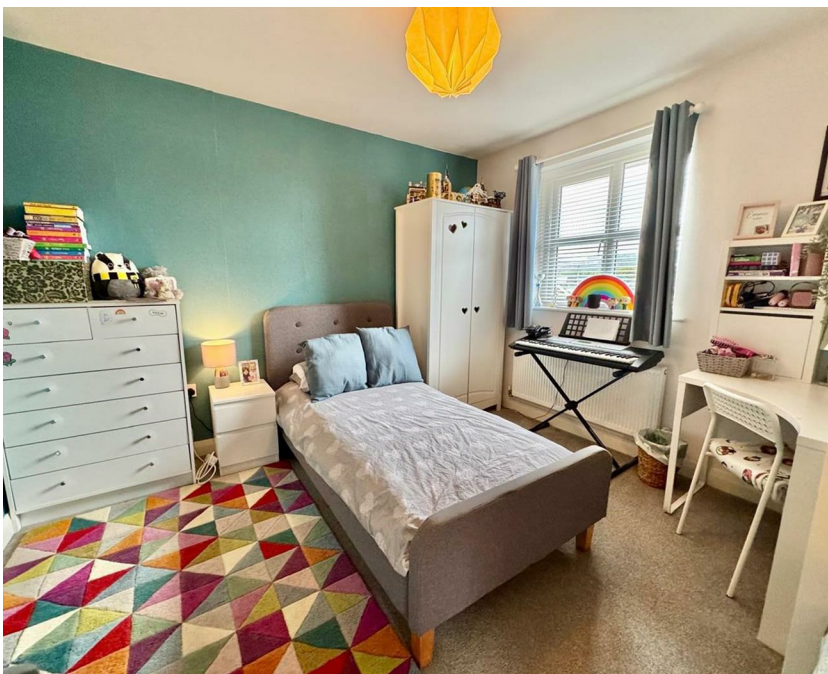
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current 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:

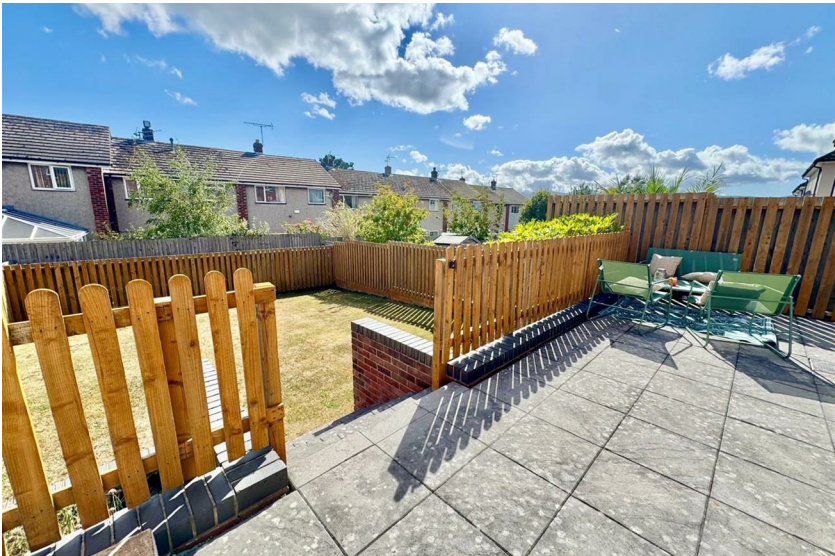
Conwy County Borough Council tax band D

## Directions

From the Black Cat roundabout, continue towards Llandudno, up the hill along the A470 to the first roundabout, take first left into Narrow Lane and second left into Lon Gwaenfynydd and No 12 is on the right hand side of the development.







| Energy Efficiency Rating                           |                            |                                                                                   |
|----------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                                    | Current                    | Potential                                                                         |
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                   |
| (92 plus) <b>A</b>                                 |                            |                                                                                   |
| (81-91) <b>B</b>                                   |                            |                                                                                   |
| (69-80) <b>C</b>                                   |                            |                                                                                   |
| (55-68) <b>D</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 |  |



# Floorplan To Follow

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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