



9 Bryn Marl

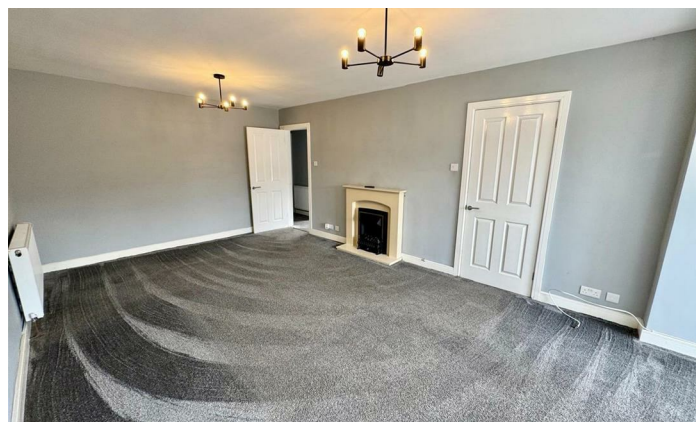
Llandudno Junction LL31 9BZ

£220,000

An extended two-bedroom detached bungalow occupying a level plot with driveway, garage and low-maintenance gardens. Situated in a convenient location within easy reach of local shops, amenities and transport links, including the nearby railway station. Available with no onward chain.

Accommodation comprises: Entrance Hall, Lounge with feature fireplace, Dining/Sun Lounge with patio doors to the rear garden, Kitchen, two Bedrooms and Bathroom. The property benefits from uPVC double glazing and gas central heating.

Private driveway providing ample off-road parking, detached garage, and a generous rear garden with paved and decked seating areas, ideal for outdoor dining and entertaining.



Tel: 01492 555500

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Location

Located in a popular residential area within easy reach of local shops, schools and a range of amenities. The property is also convenient for the nearby railway station, providing excellent transport links for commuting. The surrounding area offers a mix of coastal, rural and town amenities, with easy access to the A55 Expressway for travel across North Wales and beyond.

The Accommodation Affords:
(Approximate measurements only)

Reception Hall

uPVC double glazed front door, radiator, access to roof space, inset spotlighting, built in cloaks cupboard, electric meters.

Lounge

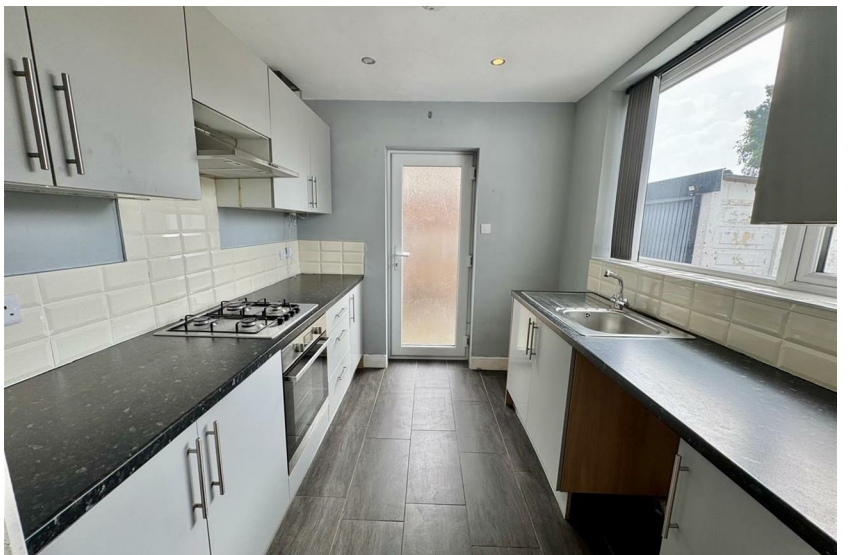
17'11" x 11'10" (5.47m x 3.62m)

Feature mock fireplace, radiator, TV point, archway to rear orangery style dining/sitting area. Doorway leading through to Kitchen.

Dining/sitting area

9'1" x 7'8" (2.79m x 2.35m)

Lantern roofing, inset lighting, uPVC French doors leading onto rear garden, telephone point.



Kitchen

7'10" x 9'1" (2.41m x 2.77m)

Fitted base and wall cupboards with complimentary worktops, stainless steel oven, four ring gas hob, extractor hood above, plumbing and space for washing machine, single drainer sink, space for fridge/freezer. Built in cupboard housing Worcester combi boiler for central heating and hot water.

Bedroom 1

11'8" x 12'8" (3.58m x 3.87m)

uPVC double glazed window overlooking front, built in wardrobes with sliding mirror doors, radiator.

Bedroom 2

10'5" x 9'1" maximum (3.18m x 2.79m maximum)

Radiator, uPVC double glazed window overlooking front of property with open aspect.

Bathroom

5'11" x 7'5" (1.82m x 2.28m)

Three piece suite comprising panelled bath with mixer tap shower, shower screen, pedestal wash hand basin, low level w.c. chrome ladder style heated towel rail, fully tiled walls and floor, wall mounted mirror, recess alcove with linen shelving.

Outside

The property has block paved driveway providing off road parking leading to a detached concrete sectional garage with up and over door, side window, large enclosed rear garden mainly flagged with large raised decking and outside timer built store/small studio. Outside lighting, water tap.

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

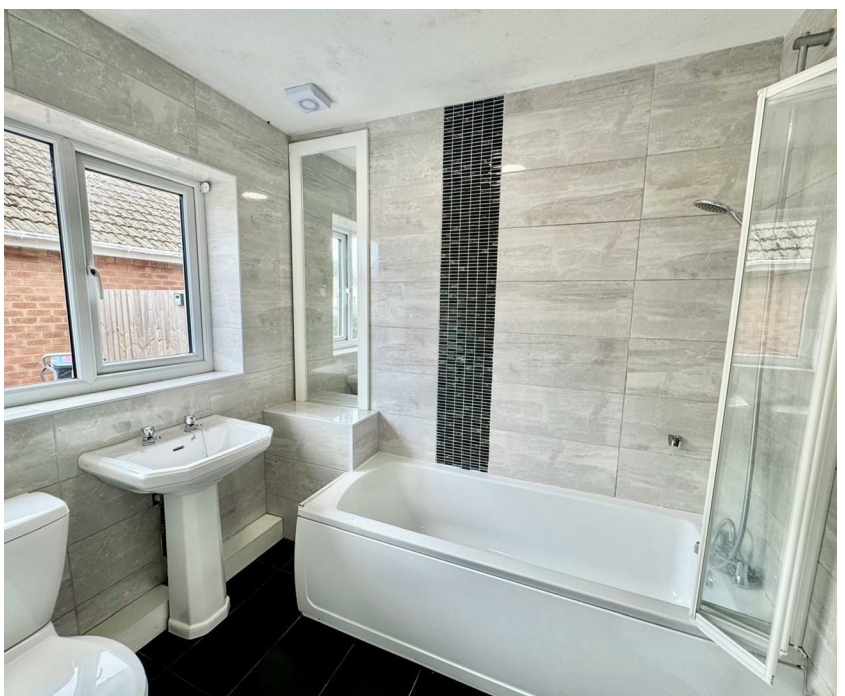
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current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

Proceed from the Agent's office to the roundabout, over the bridge, take the turning for Llandudno Junction and immediately left up Marl Lane and Bryn Marl will be located at the top end of Marl Drive on the left hand side. Continue into the estate and the property will be viewed 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	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 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.

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