



Isfryn

Pandy Tudur LL22 8UL

£189,500

A spacious three-bedroom semi-detached house occupying a pleasant position on the edge of the village, adjoining open farmland and enjoying attractive views across the surrounding countryside.

Tenure- Freehold Council Tax- C EPC-TBA

The property provides light and airy accommodation of generous proportions, with the benefit of oil-fired central heating and uPVC double glazing. The ground-floor accommodation comprises an entrance porch, two reception rooms, a large dining kitchen, utility room/porch. To the first floor is a landing, 3 spacious double bedrooms and a family bathroom.

Outside, a driveway provides off-road parking, while the rear has been predominantly hard landscaped for ease of maintenance. There is also a timber and corrugated outbuilding/former garage, together with a useful lean-to store.



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



Location

Pandy Tudur is a small rural village surrounded by attractive North Wales countryside, offering a peaceful setting while remaining within convenient travelling distance of neighbouring villages and the wider range of shops, schools and everyday amenities available in the nearby market towns of Llanrwst and Abergele.

The Accommodation Affords:
(Approximate measurements only)

Front Entrance Porch

Double glazing and polycarbonate roof, outside light, uPVC double glazed door leading to small entrance hall with staircase leading off to first floor level, overhead electric meters.

Lounge

12'6" x 13'6" (3.82m x 4.13m)

Feature Adam style fireplace with coal effect electric fire, granite hearth and surround, uPVC double glazed windows overlooking front and side elevation, double panel radiator, wall lights.

Bedroom 1

13'9" x 12'3" (4.2m x 3.74m)

Fitted range of wardrobes and drawer units, radiator, uPVC double glazed window overlooking front enjoying views, built-in linen cupboard with radiator.



Bedroom 2

14'4" x 12'5" (4.37m x 3.79m)

Double panel radiator, uPVC double glazed window overlooking side enjoying views over open fields.

Bedroom 3

11'5" x 7'10" (3.49m x 2.39m)

Built-in wardrobe and shelving, radiator, access to roof space, uPVC double glazed window overlooking front enjoying views.

Bathroom

9'1" x 5'4" (2.77m x 1.64m)

'P' shaped panelled bath with shower above, shower screen, pedestal wash handbasin, low level w.c. half tiled walls, floor tiling, ladder style chrome heated towel rail, uPVC double glazed window, extractor fan.

Outside

The property has a side driveway providing ample off-road parking leading to enclosed courtyard style garden, lean-to shed housing oil central heating boiler, storage, timber and corrugated store shed (former garage) housing oil tank. Sloping grassed garden extending to boundaries.

The the front of the property there is a gravelled enclosed small garden area with picket fencing.

Services

Mains water, electricity and drainage are connected to the property, oil fired central heating.

Viewing

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@imwestates.com

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 C



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

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