5 Llys Y Wylan

Llanrwst LL26 0PG

IMW
IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£329,950

An immaculately presented, deceptively spacious 2 bedroom detached bungalow, occupying a peaceful cul-de-sac position on the outskirts of the town, with attractive hillside and woodland views to both the front and rear.

Tenure: Freehold. Council Tax - E. EPC Rating - C.

This beautifully maintained home has been thoughtfully refurbished and upgraded by the present owner to provide bright, modern and highly comfortable accommodation, ideal for those seeking a property ready to move straight into. The bungalow benefits from gas central heating, double glazing, a contemporary fitted kitchen, a stylish shower room, and two well-proportioned double bedrooms.

A particular feature of the property is the substantial rear conservatory which extends across the full width of the bungalow, creating a superb additional living and dining space with lovely views over the garden. The main lounge is tastefully appointed and provides a warm and welcoming reception room, while the kitchen has been refitted in a modern style with a good range of units and integrated appliances.

In addition, there is an insulated garden office/studio, offering excellent flexibility for home working, hobbies or occasional leisure use.

Location

Located on the outskirts of a popular town, within easy reach of local amenities and just a short drive (approx. 4 miles) from Betws-y-Coed and the heart of Snowdonia National Park, this immaculate property offers generous living space, garage, Home Office/Studio and delightful gardens front and rear.

The Accommodation Affords:

(Approximate measurements only)

Front Entrance Porch

uPVC double glazed front door and side window, oak and glazed door leading to reception hall, radiator, access to roof space, built-in linen cupboard.

Lounge 17'11" x 14'1" (5.47m x 4.31m)

uPVC double glazed window overlooking front, wall mounted log effect electric fire, TV point, coved ceiling, radiator, sliding uPVC double glazed doors leading into large rear Conservatory, inset spotlighting.

Breakfast Kitchen 7'11" x 9'10" (2.43m x 3.0m)

Fitted range of modern handle-less base and wall units with quartz worktop, moulded quartz drainer and inset sink, split level oven and grill, five ring gas hob with canopy extractor above, integrated dishwasher, integrated fridge/freezer, microwave, built-in wine rack, breakfast bar, uPVC double glazed window and door leading to rear Conservatory.

Conservatory 19'0" x 9'10" (5.81m x 3.0m)

French doors either side leading to garden, uPVC double glazed windows, TV point, two radiators.

Bedroom 1 16'4" x 9'4" (5.0m x 2.86m)

Corner uPVC double glazed windows, radiator, TV point.

Bedroom 2 12'9" x 8'4" (3.9m x 2.56m)

Radiator, uPVC double glazed window overlooking rear.

Shower Room 7'10" x 5'5" (2.41m x 1.66m)
Large shower enclosure, vanity washbasin and concealed cistern w.c. ladder style heated towel rail, wall mounted mirror with inset lighting, extractor fan, inset spotlighting, uPVC double glazed window to rear.

Garden Office / Studio 11'5" x 9'5" (3.48m x 2.88m)
Fully insulated, timber and glazed windows and doors, well maintained Garden Study with wi-fi connectivity from house, power points.

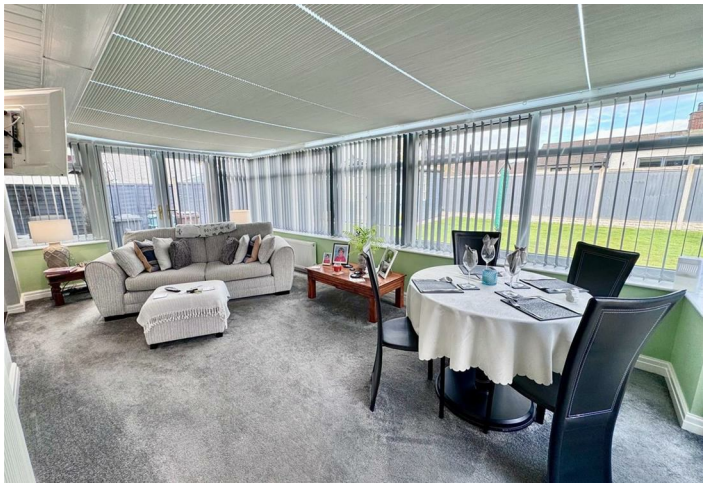
Single Car Garage
Up and over door, rear personal door, power and light, plumbing for automatic washing machine and space for dryer.

Outside
To the front there is a driveway leading to the garage, together with neatly maintained lawns and attractive planting. A covered walkway links the bungalow to the garage and also provides access to a useful covered storage area. To the rear is a beautifully manicured enclosed garden with lawn, and patio seating areas, designed for ease of maintenance and peaceful enjoyment. Insulated garden office/studio, offering excellent flexibility for home working, hobbies or occasional leisure use.
EV charger.

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

Agent's Note
Please note that contents and furniture are available, subject to price and agreement.

Viewing
By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk



Proof Of Funds

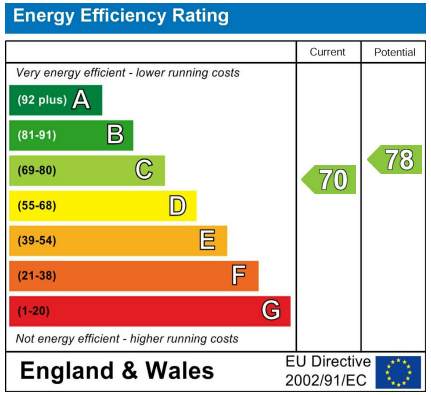
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport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

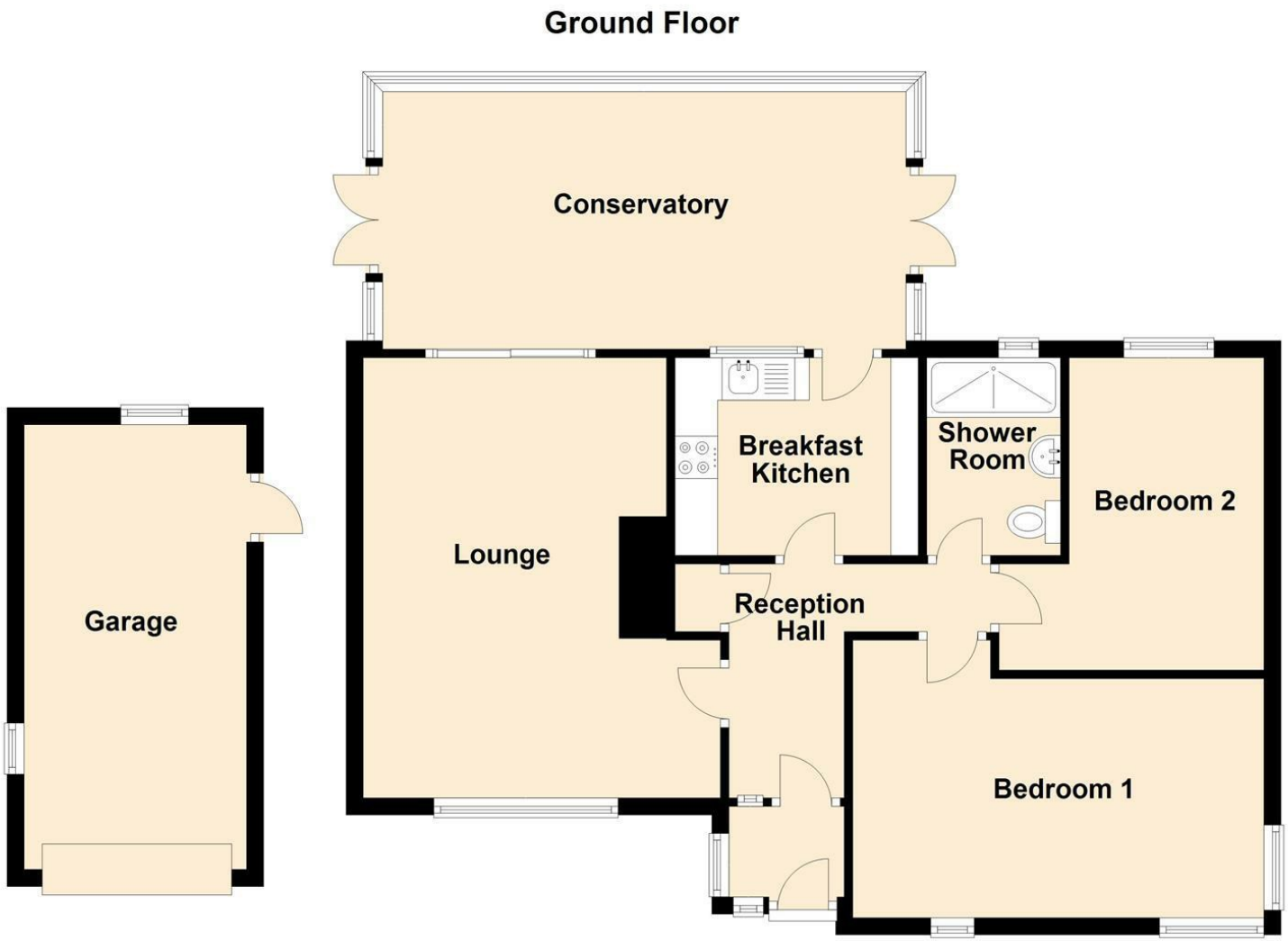
Council Tax

Band E - Conwy County Borough Council.

Directions

Proceed from Llanrwst out in the direction of Betws y Coed along the A470, turn right into the Parc yr Eryr development and take the second left cul-de-sac and the property will be viewed in the far left hand corner.





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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