10 Maes Y Waen

Penmachno LL24 0AZ

£239,500

A spacious, well presented modern 3 bedroom split level bungalow in a gated development at the end of the estate on edge of village. Views to hillsides, large garden, garage and parking.

Tenure: Freehold. EPC Rating - D. Council Tax Band - D

Individually delighted and built by the present owners offering well appointed 3 bedroom split level accommodation with the benefit of uPVC double glazing and oil fired central heating.

Affording: Reception hall, large lounge with wood burning stove, spacious dining kitchen, 3 double bedrooms (main bedroom with en-suite) bathroom.

Single car garage, parking and grassed garden.

Viewing Recommended.

Tel: 01492 642551
https://www.iwanmwilliams.co.uk

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

Location

The Accommodation Affords:

(Approximate measurements only)

Entrance Hall:

Split landing; two double panelled radiators; wall up lighters; telephone point; built-in boiler cupboard housing 'Worcester' combi boiler; smoke detector.

Lounge:

19'0" x 13'10" (5.8m x 4.22m)

Featured exposed vaulted ceiling with floor to ceiling to one gable end end; recessed fireplace with log burning stove; wall lighters; two uPVC double glazed patio doors leading onto rear; two double panelled radiators; two uPVC double glazed windows overlooking side; spotlighting.

Dining Kitchen:

15'5" x 11'0" (4.71m x 3.36m)

Fitted range of base and wall units with black gloss worktops; stainless steel oven; splashback and part glazed and stainless steel canopy over; integrated dishwasher; fridge freezer and washing machine; tiled floor; wall tiling; inset spotlighting; double panelled radiator; concealed lighting; uPVC double glazed window and door to rear; 1.5 bowl sink single drainer sink with mixer tap; TV point.

Bedroom 1:

14'11" x 11'0" (4.57m x 3.36m)

Built-in wardrobe and en-suite shower room; double panelled radiator; TV point; uPVC double glazed window overlooking rear with views; En-suite 3 piece suite comprising shower cubicle; low level W.C; wash hand basin; heated towel rail; tiling; uPVC double glazed window.

Bedroom 2:

10'6" x 11'11" (3.22m x 3.64m)

Double panelled radiator; TV point; uPVC double glazed window to front elevation.

Bedroom 3:

10'7" x 8'11" (3.23m x 2.73m)

Double panelled radiator; uPVC double glazed widow overlooking front; TV point.

Bathroom:

Three piece suite comprising P shaped shower bath with curved shower screen; low level W.C; pedestal wash hand basin; uPVC double glazed window to side elevation; inset spotlighting; extractor fan; shaver and light point.

Outside:

Shared tarmacadam driveway and turning area; access to single car garage; lawned gardens with paths.

Services:

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

Viewing Llanrwst

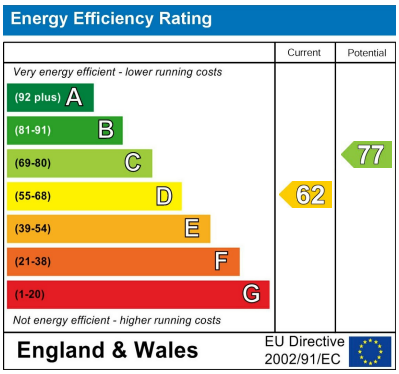
By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

Proof Of Funds

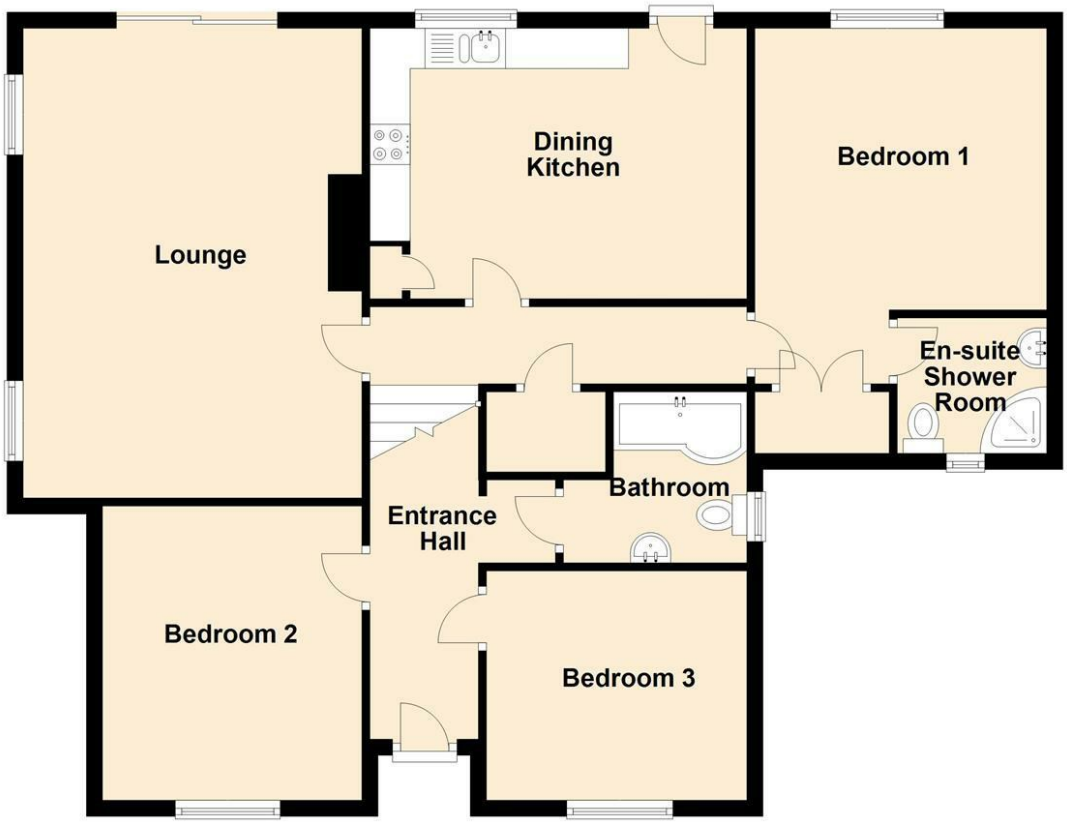
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport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



Ground Floor



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Iwan M Williams Estate Agents

5 Denbigh Street
Llanrwst
Conwy
LL26 0LL

Tel: 01492 642551
Email: enq@iwanmwilliams.co.uk
Web: https://www.iwanmwilliams.co.uk

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