



9 Nant Y Goron  
Llanrwst Conwy LL26 0SN



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£335,000

An immaculately presented detached 2 bedroom bungalow set in a select small development of modern bungalows on the outskirts of the town centre.

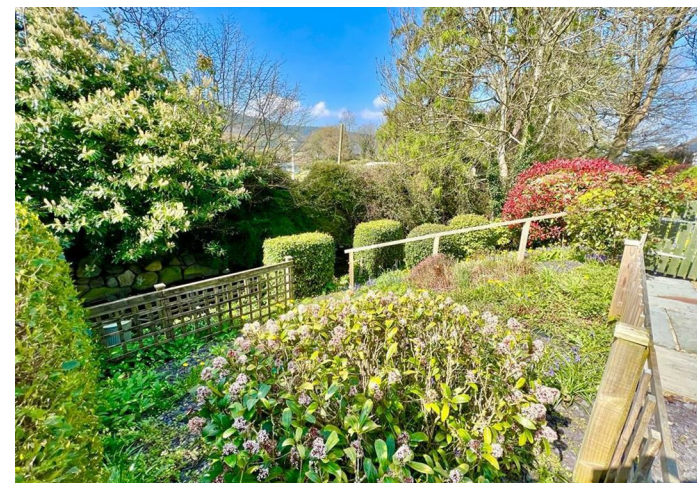
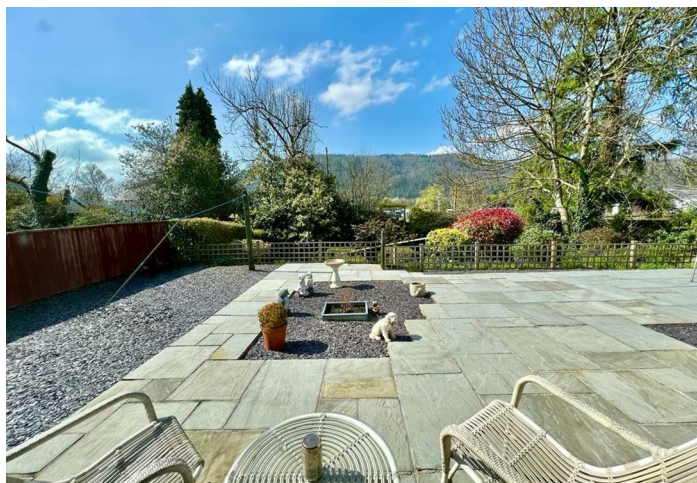
Tenure: Freehold. EPC: C. Council Tax Band: E

Light and airy detached bungalow enjoying a semi rural setting with views to front and rear.

Improved and upgraded to include modern fully fitted kitchen, built-in bedroom furniture, uPVC double glazed rear conservatory, landscaped rear garden.

Affording: Reception hall, lounge, dining kitchen, conservatory, bedroom 1 with en-suite shower room, bedroom 2 and Shower Room.

Level setting within walking distance of local amenities. Viewing highly recommended.





## Location

The Accommodation Affords:  
(Approximate measurements only)

### Reception Hall:

Coved ceiling; radiator; uPVC double glazed door to front; telephone point; built-in cloaks storage cupboard.

### Lounge: 11'6" x 16'4" (3.53m x 5m)

uPVC double glazed window overlooking front; radiator; feature composite stone and marble fireplace surround with coal effect fire; TV point; coved ceiling.

### Kitchen Diner: 11'6" x 11'6" (3.53m x 3.53m)

Fitted range of modern base and wall units with quartz worktop with moulded and inset sink; built-in central heating boiler; integrated double oven and grill; space for microwave; four ring gas hob; glazed and steel extractor above; integrated fridge and washing machine; tiled floor; double panelled radiator; uPVC double glazed french windows leading onto:

### Sun Lounge 10'11" x 9'4" (3.33m x 2.87m)

TV point; uPVC double glazed window; vertical radiator; power points; views to rear. Slate effect insulated roof to allow all-year round use.

### Bedroom 1: 15'4" x 12'2" including en-suite bathroom (4.68m x 3.71m including en-suite bathroom)

UPVC double glazed window overlooking front; fitted bedroom furniture including wardrobes and overhead storage cupboards; bedside cabinets; coved ceiling. En-Suite shower room with shower enclosure; low level W.C; pedestal wash hand basin; shaver points; radiator.

### Bedroom 2: 11'7" x 9'2" (3.55m x 2.81m)

uPVC double glazed window overlooking rear; coved ceiling; built-in wardrobes; radiator.

### Shower Room; 7'9" x 6'11" (2.37m x 2.13m)

Large new shower enclosure with sliding glazed door, vanity wash basin; low level W.C; wall tiling; radiator; built-in linen cupboards with slatted shelving.





### Outside:

Property occupies a lovely position overlooking a small stream at the rear enjoying views. Hard landscaped front garden with circular flower bed; tarmac driveway leading to single car garage with up and over door; power and light connected. Side path leading to large enclosed rear garden which has been professionally landscaped to include flagged patio area complete with retractable automatic blind providing shade from a south westerly sunny garden; established shrubs and plants; path leading down to stream. Timber garden shed with power connected.

### Services:

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

### Viewing Llanrwst

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

Conwy County Borough Council - Band E.





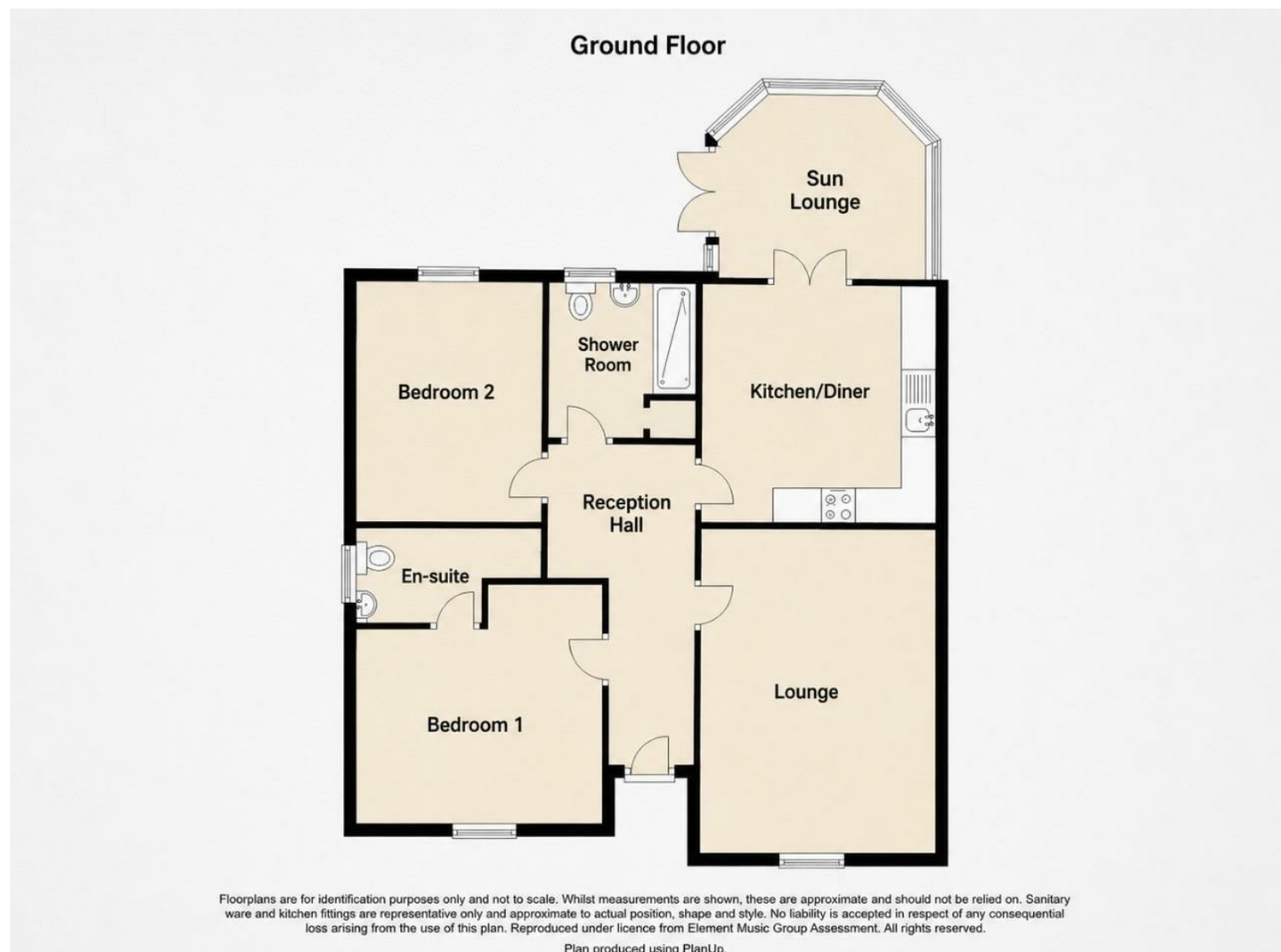
**Directions:**

Proceed from the town centre along the A470 towards Betws Y Coed, turn left by the former Birmingham Garage, immediately right into Nebo Road, continue past the school on the left hand side and turn right into Nant Y Goron, follow the road round and the property will be viewed on the right hand side.



| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>88</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            | <b>73</b> |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>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 option must be treated as given on the same basis as these particulars.



## Iwan M Williams Estate Agents

5 Denbigh Street  
Llanrwst  
Conwy  
LL28 6LL

Tel: 01492 642551  
Email: [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)  
Web: <https://www.iwanmwilliams.co.uk>

