



## 2 Parc Waen

Conwy LL32 8EL

£545,000

A beautifully presented detached 4 bedroom executive style home located in a select small cul-de-sac on outskirts of Conwy within level walking distance of the town centre and Conwy Marina.

Spacious, light and airy home with the benefit of landscaped gardens, brick paved driveway providing parking, large double garage, central heating and uPVC double glazing.

Affording reception hall, large living room with French doors onto rear patio and garden, dining/sitting room, rear sun lounge, large dining kitchen and sitting area, rear entrance hall, cloakroom, utility room, 4 bedrooms (2 en-suite), family bathroom.

Recently landscaped enclosed rear garden with large flagged patio and level lawned garden, enjoying a sunny aspect.

Viewing Highly Recommended.



Tel: 01492 555500

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



## Location

### Conwy

Located within walking distance of the historic castle town of Conwy. The town has a variety of retail outlets, hotels, library and several places of interest. There are local primary and secondary schools, social and recreational facilities including an 18-hole golf course and yachting marina nearby.

The Accommodation Affords  
(approximate measurements only)

### Covered Front Entrance:

uPVC double glazed door and floor to ceiling side windows leading into:

### Spacious Reception Hall:

16'3" x 8'3" (4.96m x 2.53m)

Balustrade staircase leading off to first floor level; radiator; coved ceiling. Twin timber and glazed doors leading to rear Sun Lounge. Doorway leading through to:



### Lounge:

24'0" x 13'1" max. reducing to 10'7" at rear.  
(7.33m x 4m max. reducing to 3.23m at rear.)  
Two radiators; uPVC double glazed bay window overlooking front; feature composite stone fireplace surround with inset electric fire and inset concealed lighting. TV point; telephone point; coved ceiling. French windows leading onto rear patio and garden.

### Dining/Sitting Room:

10'5" x 11'8" (3.19m x 3.58m)  
Double panelled radiator; coved ceiling; corner uPVC double glazed windows; TV point.

### Rear Sun Lounge or 2nd Sitting Room:

11'7" x 10'8" (3.55m x 3.27m)  
Coved ceiling; radiator; uPVC double glazed French windows leading onto rear.

### Kitchen, Diner & Sitting Room:

17'1" x 19'8" (I-shaped) max. (5.22m x 6m (I-shaped) max.)  
Fitted range of modern base and wall units with granite worktops; split level stainless steel oven; four ring gas hob, glass and stainless steel canopy extractor hood above; single drainer sink with mixer tap; integrated dishwasher, fridge and freezer; coved ceiling; uPVC double glazed windows overlooking rear of property; central island breakfast bar with units below.

### Sitting Area:

Radiator; coved ceiling; TV point.

### Doorway leading through to:

#### Rear Entrance Lobby:

uPVC double glazed window overlooking rear; coved ceiling.

#### Ground Floor Cloakroom:

5'4" x 5'1" (1.65m x 1.55m)  
Low level WC, pedestal wash hand basin; fully tiled walls; tiled floor; extractor fan; uPVC double glazed window.

#### Utility Room:

11'9" x 5'5" (3.59m x 1.67m)  
Radiator; wall mounted Worcester central heating boiler; granite worktop; single drainer sink with mixer tap; plumbing for automatic washing machine and space for dryer; wall shelving; tiled splashback; coved ceiling; access to roof space; uPVC double glazed window; doorway leading through to garage.

## FIRST FLOOR

#### Spacious Landing:

16'9" x 8'3" (5.13m x 2.54m)  
Two double panelled radiators; coved ceiling; access to roof space; linen cupboard.



#### Bedroom No 1:

13'0" x 15'3" (3.97m x 4.65m)

Radiator; uPVC double glazed window overlooking front enjoying views; built-in wardrobes; coved ceiling; inset spotlighting; range of fitted wardrobes.

#### En-suite Shower Room:

4'9" x 8'0" max. (1.47m x 2.46m max.)

Low level WC, pedestal wash hand basin and shower enclosure with sliding glazed doors, electric shower; fully tiled walls; extractor fan; ladder style heated towel rail; shaver point.

#### Bedroom No 2:

11'2" x 13'8" max. (3.41m x 4.17m max.)

Radiator; uPVC double glazed window overlooking rear.

#### En-suite Shower Room:

Shower enclosure with sliding glazed doors, pedestal wash hand basin and low level WC; ladder style heated towel rail; shaver point; fully tiled walls; inset spotlighting; uPVC double glazed window to side.

#### Bedroom No 3:

10'6" x 9'10" (3.21m x 3m)

uPVC double glazed window overlooking front; radiator; coved ceiling; range of fitted wardrobes.

#### Bedroom No 4:

11'3" x 10'2" (3.43m x 3.12m)

Radiator; uPVC double glazed window overlooking rear; coved ceiling; range of fitted wardrobes.

#### Bathroom:

8'4" x 7'9" ext. to 9'3" max (2.56m x 2.37m ext. to 2.84m max)

Panelled bath, pedestal wash hand basin, low level WC; chrome ladder style heated towel rail; fully tiled walls and floor; uPVC double glazed window overlooking rear.

#### Outside:

The property is situated on the outskirts of Conwy, has a brick paved driveway and hardstanding for parking, double garage; side paths leading to enclosed landscaped rear garden, level lawned area, large level patio extending the full length of the house; raised borders, established trees and shrubs.

#### Garage:

Attached double garage with up and over door; side window, power and light connected. Dorr leading through to utility.

#### 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, LL32 8NG, tel 01492 55 55 00. Email [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)

#### Council Tax Band:

Conwy County Borough Council tax band 'G'.


#### Directions:

Proceed from the agents office through the archway along Bangor road, turn left into Parc Waen opposite the turning for Aberconwy School, continue left and left again over the bridge and the property will be viewed in the far end of the cul-de-sac.

#### Proof of Identity

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>	<b>76</b>	
(69-80) <b>C</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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Ground Floor



First Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.  
Plan produced using PlanUp.

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.

**Iwan M Williams Estate Agents**

5 Bangor Road  
Conwy  
LL32 8NG

Tel: 01492 555500  
Email: conwy@iwanmwilliams.co.uk  
Web: <https://www.iwanmwilliams.co.uk>

