



2 Penmaen Crescent

Conwy LL32 8HD

£229,500

A beautifully presented, renovated and refurbished 3 bedroom family home in popular residential area convenient for all local amenities.

Superb accommodation together with wrap-around garden and hillside views.

Convenient level walking distance of school, Conwy Marina and the Town centre.

Affording entrance hall, lounge, kitchen diner, 3 bedrooms and bathroom. Double garage/workshop, ample off road parking.

Viewing Highly Recommended.



Tel: 01492 555500

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



Location

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)

Entrance Hall:

Composite and glazed front door, staircase leading off to first floor level, timber and glazed door leading through to:

Lounge:

16'11" x 10'2" (5.16 x 3.1)

TV point, uPVC double glazed window overlooking front and rear, radiator, timber effect flooring, inset spotlighting.

Rear Porch:

Composite door, tiled floor, radiator, cloak hooks, frosted uPVC double glazed window, cabinet housing gas meter. Timber and glazed door leading through to:

Kitchen Diner:

16'10" x 14'0" (5.15 x 4.28)

Fitted range of base and wall units with complementary worktops, 1 1/2 bowl stainless steel sink with mixer tap, space for cooker with stainless steel extractor hood above, plumbing for automatic washing machine, understairs storage, uPVC double glazed windows overlooking front and rear of property, radiator, decorative wall tiling.

First Floor:



Landing:

uPVC double glazed window, airing cupboard housing central heating boiler, radiator.

Bedroom 1:

10'6" x 9'4" (3.22 x 2.87)

uPVC double glazed window overlooking front of property with views towards Conwy mountain, built in wardrobe with shelving and cloak hooks, radiator.

Bedroom 2:

9'9" x 8'3" (2.99 x 2.54)

uPVC double glazed window overlooking front of property, radiator.

Bedroom 3:

8'2" x 8'0" (2.5 x 2.46)

uPVC double glazed window overlooking rear, radiator.

Bathroom:

7'10" x 7'1" (2.39 x 2.17)

Fitted three piece suite comprising panelled bath with shower above, shower screen, vanity wash basin with mixer tap, low level WC, ladder style heated towel rail, extractor fan, medicine cabinet, shaver point, wall tiling, uPVC double glazed window.

Outside:

The property benefits from double garage/ workshop with ample off road parking at rear of property. Gravelled garden area with a selection of flower beds and shrubs, hardstanding for shed.

Services:

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

Council Tax Band:

Conwy County Borough Council tax band 'C'.

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


Directions

From our office head along Bangor Road towards Morfa, take a right before the railway bridge onto Penmaen Road, take the first left into Peanmaen Crescent.

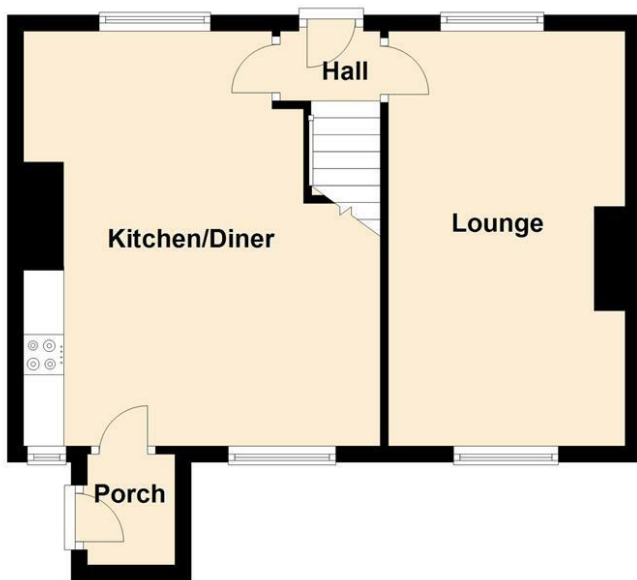
Proof of Identity

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	65	
(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	

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.

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