



23 Gloddaeth View

Penrhyn Bay LL30 3FB

£395,000

A stunning, 4 bedroom family home in popular residential area on the outskirts of Penrhyn Bay, in a convenient location for all local amenities.

Immaculately presented home which has been largely extended and remodelled offering spacious contemporary accommodation and outside entertaining area.

Affording reception hall, lounge, large dining kitchen and family room with modern fully fitted kitchen and floor to ceiling tri-folding doors leading onto rear garden; inner hall leading to bedroom 4 and shower room; downstairs games room, first floor landing, bedroom 1 with en-suite, bedroom 2; bedroom 3, modern bathroom.

Central heating and uPVC double glazing; driveway parking; attractive courtyard style rear garden with hot tub.

Viewing highly recommended.



Tel: 01492 555500

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



Location

Penrhyn Bay

Convenient setting within walking distance of local shops and the promenade. Penrhyn Bay is a small village located between the coastal towns of Rhos on Sea and Llandudno.

The Accommodation Affords

(Approximate measurements only):

Entrance Hall:

Composite double glazed door leading to:

Hallway:

Radiator; tiled floor; built-in cloaks cupboard; stairs leading off to first floor level.

Lounge:

14'5" x 13'10" (4.4m x 4.23m)

Dado rail; double panelled radiator; TV point; uPVC double glazed window overlooking front; understairs storage cupboard; inset spotlighting; twin timber doors leading through to:

Large Kitchen Diner & Family Room:

22'11" x 17'0" (7m x 5.19m)



Kitchen:

Range of fully fitted contemporary base and wall units with quartz worktops, central island and breakfast bar with units below; Neff induction hob and suspended filter extractor above; integrated washing machine, dishwasher, single oven and microwave, integrated fridge freezer; inset spotlighting; inset sink with instant boiling hot water tap.

Dining & Sitting Area:

Herringbone tiled flooring; glazed lantern roof light; attractive remote controlled inset lighting; large tri-folding doors leading onto rear garden and outside dining area.

Internal Hallway:

Radiator. Leading to:

Downstairs Study/Games Room

(converted Garage):

10'11" x 8'8" (3.33m x 2.65m)

Electric wall mounted heater; concealed lighting; TV point; tiled floor. Built-in cloaks cupboard housing central heating boiler and cloak hanging hooks.

Bedroom No 4:

8'2" x 9'3" (2.49m x 2.82m)

uPVC double glazed window overlooking rear; TV point; inset spotlighting.

Shower Room:

Shower enclosure, vanity wash basin and low level WC; chrome heated towel rail; inset mood lighting; radiator; fully tiled walls and floor; extractor fan.

FIRST FLOOR

Landing:

Built-in linen and storage cupboard; access to roof space.

Bedroom No 1:

11'1" x 10'5" (3.39m x 3.18m)

uPVC double glazed window overlooking front with open aspect; mood lighting; radiator.

En-suite Shower room:

(Currently in the process of being refurbished but will include shower, wash basin and WC).

Bedroom No 2:

7'7" x 10'5" (2.33m x 3.2m)

uPVC double glazed window overlooking rear; wall mounted TV point.

Bedroom No 3:

9'3" x 7'6" (2.82m x 2.29m)

uPVC double glazed window overlooking rear; radiator; inset spotlighting.



Bathroom:

6'3" x 5'5" (1.92m x 1.67m)

Contemporary suite comprising Jacuzzi bath, wash basin and low level WC; wall mounted integral TV over bath; wall tiling; pebble/stone effect floor tiling; uPVC double glazed window; extractor fan.

Outside:

The property has small front garden and driveway providing parking; the garage has been converted into games room but the initial part has a roller shutter door and small storage area for garden equipment, etc. Side access leading through to enclosed private rear garden with high level fencing with raised beds; large flagged patio with outside mood lighting; hot tub which is included within the sale.

Services:

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

Council Tax Band:

Conwy County Borough Council tax band 'E'.

Viewing:

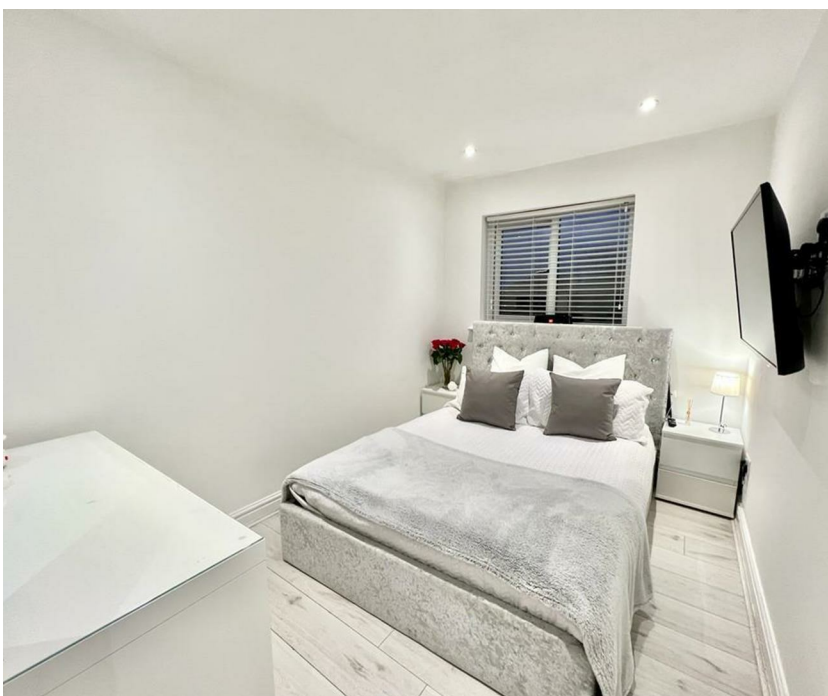
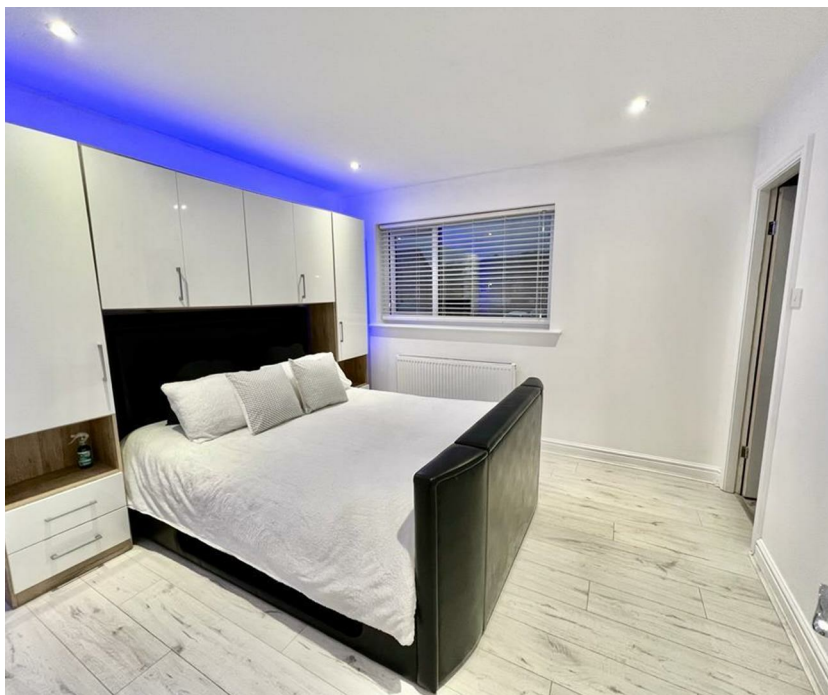
By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

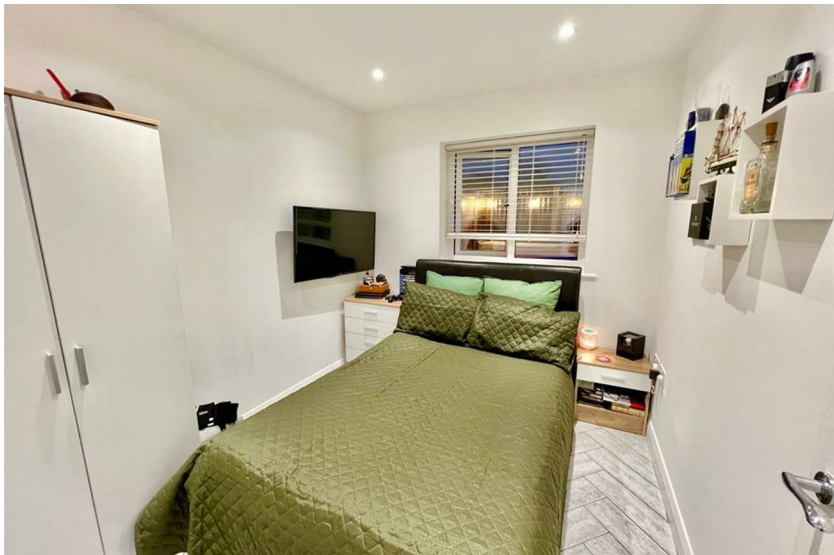
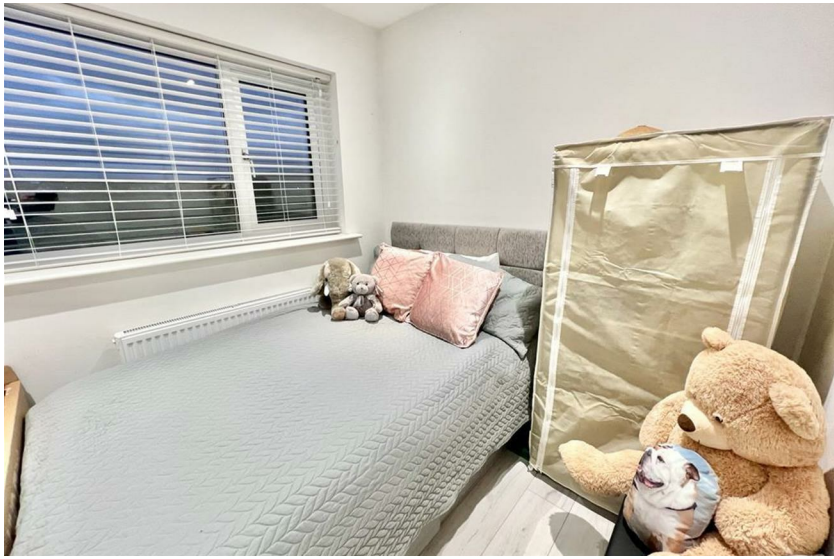
Directions:


From Penrhyn Bay continue down towards the Technical College to the roundabout, turn right towards Glanwydden continue past the houses to the school, turn right past Creuddyn school, continue into down Derwen Lane to Gloddaeth View and the property will be viewed on the right hand side.

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) A		87
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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>

