



## 14 Coed Y Felin

Conwy LL32 8QG

£299,500

An immaculately presented 3 bedroom semi-detached house in popular small residential development on outskirts of the town walls.

Conveniently located within walking distance of Conwy town centre, enjoying open rear aspect with views over parkland to Conwy town walls.

Improved and modernised with the benefit of new kitchen with integrated appliances and new carpet throughout.

Affording entrance lobby, cloakroom, lounge, dining kitchen, landing with linen cupboard, bedroom 1 with en-suite shower room, bedroom w, bedroom 3, bathroom.

Gas fired central heating, uPVC double glazing, brick paved driveway providing off road parking, garden to front and rear.

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):

Timber & Glazed Front Door:  
Leading to:

Small Entrance Lobby:  
Power points; inset spotlighting.

Cloakroom:  
Low level WC, pedestal wash hand basin, splashback;  
floor tiling; radiator; uPVC double glazed window.

Lounge:  
16'4" x 15'8" (5m x 4.8m)  
Twin aspect; uPVC double glazed window overlooking  
front and side elevation; double panelled radiator; TV and  
telephone point; understairs storage cupboard; balustrade  
staircase leading off to first floor level. Twin fifteen unity  
bevelled glass door leading through to:

Dining Kitchen:  
10'3" x 15'8" (3.14m x 4.79m)  
uPVC double glazed box bay window overlooking rear of  
property with radiator; power points.



### Kitchen Area:

Newly fitted base and wall units with complementary worktops; 1 1/2 bowl sink with mixer tap; slimline dishwasher; space and plumbing for automatic washing machine; integrated fridge freezer; integrated electric single oven and canopy extractor above; inset spotlighting; uPVC double glazed door and window leading to rear garden. Views towards the Castle walls.

### FIRST FLOOR

#### Landing:

Access to roof space; built-in linen cupboard.

#### Bedroom No 1:

9'6" x 12'1" (2.9m x 3.7m)

uPVC double glazed window overlooking front; radiator; TV point.

#### En-suite Shower Room:

Large shower with sliding door, mixertap shower, extractor, vanity wash basin and low level WC; radiator; fully tiled walls and floor; inset lighting.

#### Bedroom No 2:

8'6" x 11'2" (2.61m x 3.41m)

Radiator; uPVC double glazed window overlooking rear with views towards the Castle and overlooking the park.

#### Bedroom No 3:

6'6" x 10'5" max: (2m x 3.19m max:)

(L-shaped). Radiator; uPVC double glazed window overlooking rear with park and Castle walls; views.

#### Bathroom:

5'10" x 6'11" (1.8m x 2.11m)

Panelled bath, pedestal wash hand basin and low level WC; wall and floor tiling; chrome ladder style heated towel rail; inset spotlighting.

#### Outside:

The property has a small front grassed garden; flagged path; shrubs. Brick paved driveway providing ample of off road parking. Bin store area. Enclosed rear garden, grassed with flagged patio area and views.

#### 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 'E'.


#### Directions:

Entering Conwy from Llandudno Junction turn left and through the arch towards Gyffin, take second left into Bryn Castell, follow the rise up and take the first right into Coed Y Felin.

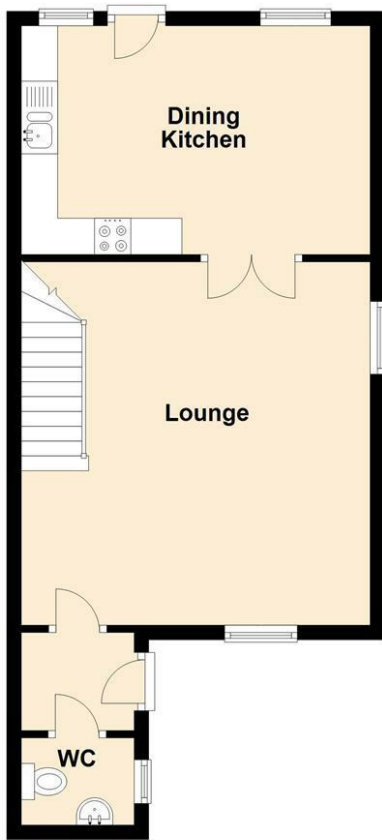
#### Proof of Identity:

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) <b>A</b>		<b>88</b>
(81-91) <b>B</b>	<b>75</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>		
<i>Not energy efficient - higher running costs</i>		
<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.

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## Iwan M Williams Estate Agents

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