



## 32 Gwel Yr Afon

Llandudno Junction LL31 9GD

£215,000

A well presented modern style 3 bedroom home set in popular development of similar homes, in popular residential area.

Ideal investment opportunity or first time buy.

INSPECTION RECOMMENDED

This spacious 3 bedroom home offers well appointed accommodation set within walking distance to all local shops, train station, and other amenities.

Property benefits from Central heating, double glazing, rear garden and off road parking.

Affording; Entrance vestibule, lounge, kitchen diner, landing, bedroom 1, bedroom 2, bedroom 3 and family bathroom.

NO ONWARD CHAIN



Tel: 01492 555500  
<https://www.iwanmwilliams.co.uk>

  
**IWAN M WILLIAMS**  
ESTATE AGENTS • GWERTHWYR TAI

# Location

Located within level walking distance to the centre of Llandudno Junction which has a variety of local shops and amenities. It is located on a main railway line and bus route and is very close to the A55 Expressway for easy access to Chester and the motorways. The castle town of Conwy is just a short distance away with the bigger towns of Llandudno and Colwyn Bay close by.

The Accommodation Affords  
(Approximate measurements only)

### Entrance Vestibule:

Composite double glazed front door; alarm system; timber effect flooring; radiator; doorway leading through to:

### Lounge:

14'2" x 12'11" max. (4.33m x 3.95m max.)

uPVC double glazed box bay window overlooking front elevation; double panelled radiator; TV point; telephone point; under stairs storage cupboard housing fuse board.

### Hallway:

Staircase leading up to first floor level.

### Cloakroom:

Low level WC, pedestal wash hand basin with mixer tap, extractor fan, shelving, tiled flooring, inset spotlighting and radiator.

### Kitchen Diner:

14'2" x 14'8" (4.33m x 4.49m)

Fitted range of base and wall units with complementary worktops; single drainer stainless steel sink with mixer tap; four ring gas hob with stainless steel extractor canopy above and electric oven below; plumbing for automatic washing machine; integrated dishwasher; decorative wall tiling; radiator; uPVC double glazed patio doors leading onto rear garden.

### FIRST FLOOR - Landing:

Access to attic space.

### Bedroom No 1:

14'2" x 9'9" (4.33m x 2.98m)

uPVC double glazed window overlooking front elevation; radiator; fitted wardrobe with sliding doors; fitted dressing table and wall mounted mirror; telephone point.

### Bedroom No 2:

10'0" x 7'5" (3.05m x 2.28m)

uPVC double glazed window overlooking rear garden; fitted wardrobe; radiator.

### Bedroom No 3:

10'0" x 6'5" (3.05m x 1.97m)

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

### Bathroom:

Three piece suite comprising panelled bath with glazed shower screen and shower over; low level WC, pedestal wash hand basin with mixer tap; heated ladder style towel rail; tiled walls; shaver point.

### Outside:

Off road parking to front. Rear garden with paved borders; artificial grass. Gate leading to rear bin storage area.

### Services

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

### Council Tax Band:

Conwy County Borough Council tax band 'C'.

### Tenure:

The property is freehold. Annual service charge of £211.08.

### 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)

### 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>88</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

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  
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