



## 60 Ffordd Naddyn

Glan Conwy LL28 5NH

£265,000

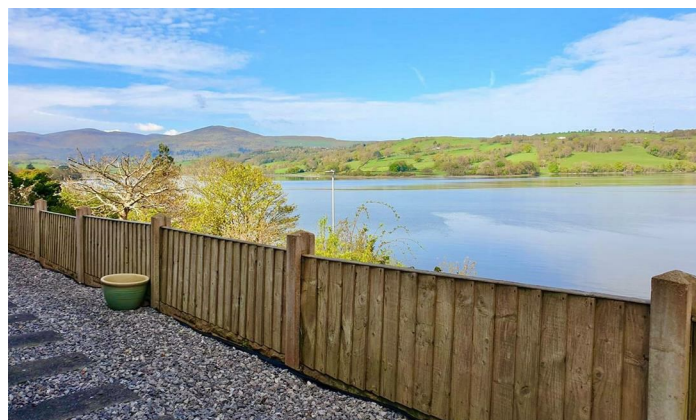
A beautifully presented link detached 2 bedroom bungalow commanding extensive estuary and mountain views.

Located in a convenient setting in a popular residential area commanding far reaching views across the Conwy Estuary towards Conwy, the estuary and the Carneddau mountain range.

Improved and upgraded over the years. Garage, driveway parking garden to front and rear. Covered passage leads to rear seating area to enjoy extensive views.

Affording entrance hall, living & dining room, kitchen, Bedroom 1, Bedroom 2, modern bathroom.

Viewing highly recommended.



Tel: 01492 555500

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





## Location

Glan Conwy is a popular village overlooking the estuary towards the castle town of Conwy, offering local amenities including primary school, a Public House and several other small businesses. Conveniently situated a short distance from the A55 expressway and the large towns of Llandudno and Colwyn Bay.

The Accommodation Affords  
(Approximate measurements only):

uPVC Double Glazed Front Door:  
Leading to:

Reception Hall:

Oak effect laminated flooring; column vertical radiator;  
access to roof space.

Lounge Diner:

10'2" x 16'4" (3.11m x 5m)

Feature picture window overlooking back enjoying extensive panoramic views across the Conwy Estuary towards Conwy, The Vardre and down the Conwy Valley. Oak effect laminated flooring; wall mounted Smeg electric coal effect fire; TV point; telephone point; column radiator.

Kitchen:

9'3" x 8'4" (2.82m x 2.56m)

Fitted range of base and wall units with complementary worktops; 1 1/2 bowl single drainer sink with mixer tap; integrated stainless steel oven; four ring gas hob and extractor above; wall tiling; double panelled radiator; plumbing for automatic washing machine; space for fridge freezer; wall mounted 'Worcester 24i' combi central heating boiler; uPVC double glazed window overlooking front; timber and glazed door.



### Bedroom No 1:

11'1" x 11'4" into recessed wardrobe area (3.39m x 3.47m into recessed wardrobe area)

uPVC double glazed window overlooking front; column vertical radiator; built-in wardrobe with hanging space and range of shelving.

### Bedroom No 2:

9'4" x 8'11" (2.85m x 2.74m)

Column vertical radiator; uPVC double glazed windows enjoying extensive views across the estuary, Conwy, The Vardre and down the Conwy Valley.

### Bathroom:

5'8" x 8'5" (1.73m x 2.57m)

Modern four piece suite comprising shower enclosure with sliding glazed doors, mains shower, low level WC, pedestal hand basin and panelled bath with mixer tap hand held shower adapter; column vertical radiator; wall and floor tiling; uPVC double glazed window.

### Outside:

The property enjoys an elevated position enjoying extensive views over the Conwy Estuary towards the Carneddau mountains, to Conwy Castle and The Vardre. Concreted driveway leads down to hardstanding; attached single car garage with up and over door, power and light connected, rear personal door. Covered walkway and drying area leading to rear garden which has been hard landscaped with gravel and paving enjoying extensive views. Sloping grassed front garden.

### 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:

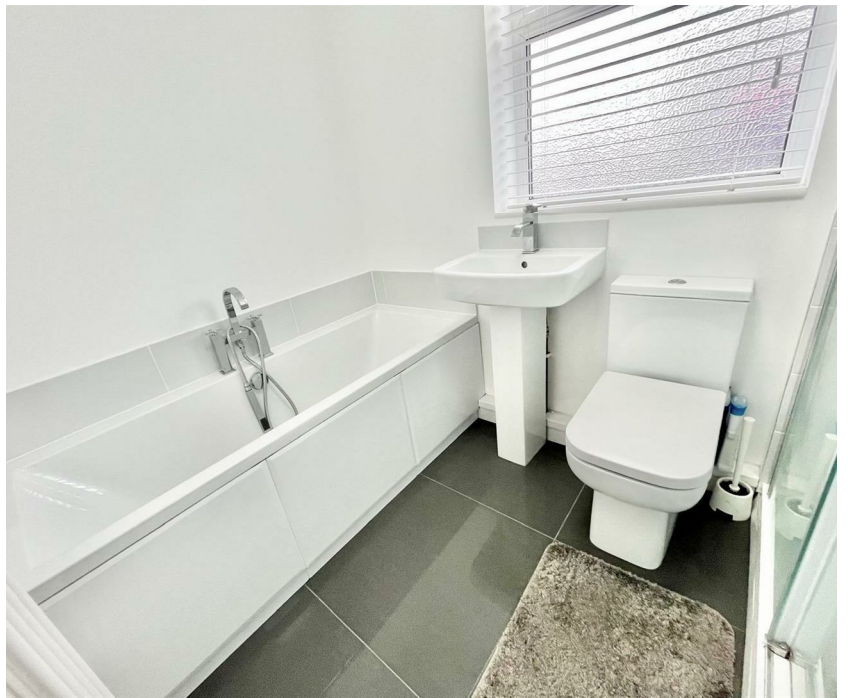
Conwy County Borough Council tax band 'C'.


### Directions:

From Black Cat roundabout (A55) continue south along A470 into Glan Conwy village centre, turn left by playing fields and continue straight ahead taking second right into Top Llan Road. Continue up the hill and then right into estate. Take 2nd right Ffordd Naddyn.

### 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>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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



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

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