



4 Bryn Celyn Conwy LL32 8PW £695,000

A stunning, beautifully presented detached bungalow set in a popular and convenient location within short walking distance of Conwy town centre.

The immaculate 3-bedroom home has undergone a comprehensive scheme of renovation with the original bungalow largely extended and remodelled to offer spacious accommodation of the highest standard.

The property offers light and airy accommodation providing 3 bedrooms, 2 with en-suites, family bathroom, modern kitchen with central island and integrated appliances, open-plan living area with lantern skylight roof and large glazed walling to rear elevation. Electric blinds fitted to front windows.

Landscaped gardens to front and rear, purpose built garden studio room and store shed. Covered entertaining/dining area. Spacious resin finish driveway and hardstanding for 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):

Covered Front Entrance:

Power supply available for car charging.
Contemporary composite double glazed front door leading to:

Reception Hall:

Modern column style horizontal radiator and large double glazed window over. Built-in cloaks cupboard. Access to roof space. Door leading to:

Utility & Cloakroom:

Fitted range of storage cupboards along one wall, base units with inset stainless steel sink; low level WC; plumbing for automatic washing machine and space for dryer. Wall mounted central heating boiler; radiator.

Doorway from Reception Hall leading to:



Open Plan Kitchen, Dining & Sitting Room:
21'9" x 20'4" (6.65m x 6.21m)

Kitchen:

Range of newly fitted modern base and wall units with Dekton worktops; integrated appliances including Rangemaster cooking range and contemporary extractor above; attractive splashbacks; bank of high-level cupboards with pull-out drawers, pull out larder unit; recess with American style fridge freezer. Central island with inset double bowl sink with mixertap and breakfast bar units below; integrated combination oven and microwave. Fitted boiling water tap; inset spotlighting and low level mood lighting.

Off the kitchen there is a full height glazed window and door leading through to small decked seating area.

Dining Area:

Vertical radiator and floor to ceiling double glazed window overlooking rear.

Dining & Sitting Area:

Feature roof-light lantern providing ample daylight and large fully glazed floor to ceiling sliding doors leading onto rear raised decking and balcony area. TV point; inset spotlighting.

From Kitchen square archway leading to:

Side Sitting Room/Snug:

15'4" x 8'11" (4.68m x 2.72m)

Vertical radiator; TV point; feature wall mounted flueless gas fire; uPVC double glazed window to front and French windows leading onto rear outside covered dining and sitting area.

From Kitchen doorway leading to:

Inner Hallway:

Built-in mirror fronted storage cupboards; vertical radiator.

Bedroom No 1:

13'0" x 16'4" (3.98m x 5m)

Radiator; coved ceiling; uPVC double glazed window to front; TV point.

En-suite Shower Room:

8'5" x 4'3" (2.59m x 1.3m)

Vanity wash basin, concealed cistern WC and shower with screen; vertical radiator; inset lighting; extractor fan; wall mounted mirror fronted medicine cabinet with inset lighting and shaver point.

Bedroom No 2:

13'10" x 10'9" (4.22m x 3.29m)

Radiator; uPVC double glazed window overlooking rear.



En-suite Shower Room:

Shower enclosure with sliding glazed door, vanity wash basin and concealed cistern WC; wall tiling; radiator; wall mounted mirror fronted medicine cabinet with integrated lighting and shaver point.

Bedroom No 3:

10'9" x 12'11" (3.29m x 3.94m)

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

Bathroom:

6'5" x 6'5" (1.97m x 1.97m)

Panelled bath with shower above, shower screen, vanity wash basin and concealed cistern WC; uPVC double glazed window to rear; attractive wall tiling; mirror fronted medicine cabinet with two charger points and integrated lighting.

From Side Sitting Room/Snug access leading to:

Covered outside Dining & Entertaining Area:

Glazed roof and decked flooring. This overlooks the rear garden and provides an ideal 'inside outside' space for alfresco dining and entertaining.

Outside:

The property occupies a superb location within walking distance of the town centre. Front resin finished driveway and hardstanding providing ample parking, lawned garden, raised shrub and flower borders. Outside seating area; outside lighting. Side access leading to large enclosed rear garden arranged on two levels with raised decking and balcony area wrapping round the rear of the house with steps leading down to enclosed level lawned garden with raised borders and specimen planting to provide privacy all around. The property also includes a professionally built garden studio room, fully insulated and uPVC double glazed doors and windows, power and light connected. The ideal summerhouse/office or artist studio. The gardens enjoy privacy and a sunny aspect. Outside store shed with power and light connected.

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:

Proceed from the agents office through the arch continue along Bangor Road taking a left towards Candnant Park over the railway bridge, bear right and immediately left into Bryn Celyn and the property will be viewed a short distance 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



Floorplan To Follow

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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