



## Ard Mhacha Pant Yr Afon

Penmaenmawr LL34 6BY

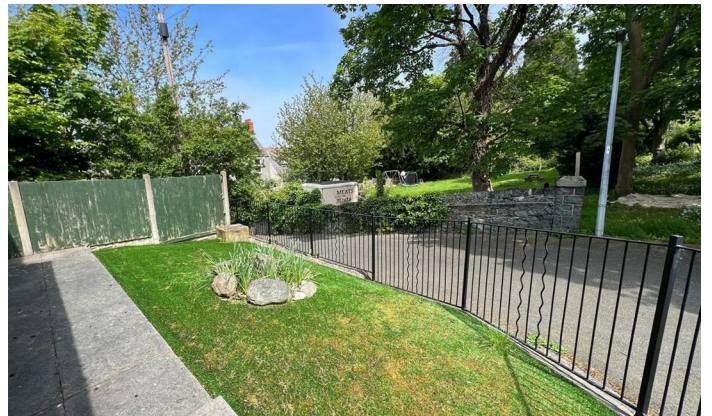
£289,500

A detached 3 bedroom modern home set in a small select cul-de-sac just off the village centre, convenient for all local amenities.

One of three similar houses occupying a delightful setting in a private cul-de-sac location within walking distance of shops, railway station and promenade.

Affording entrance hall, cloakroom, lounge, dining room, kitchen, conservatory, landing, bedroom 1, bedroom 2, bedroom 3, shower room. Attractive garden areas surrounding the house, attached single car garage and hardstanding for parking.

Viewing recommended.



Tel: 01492 555500

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



## Location

Penmaenmawr is a village situated on the North Wales Coast enjoying the backdrop of the Snowdonia hills and far reaching sea views towards Anglesey coastline. Benefitting from local shops and services, sandy beach and miniature railway station. The A55 facilitates easy travelling along the North Wales Coast from Chester through to Anglesey.

The Accommodation Affords  
(approximate measurements only)

uPVC Double Glazed Front Door:  
Leading to:

Reception Hall:

Laminated timber effect floor; radiator; balustrade staircase leading off to first floor level. Understairs storage cupboard.

Cloakroom:

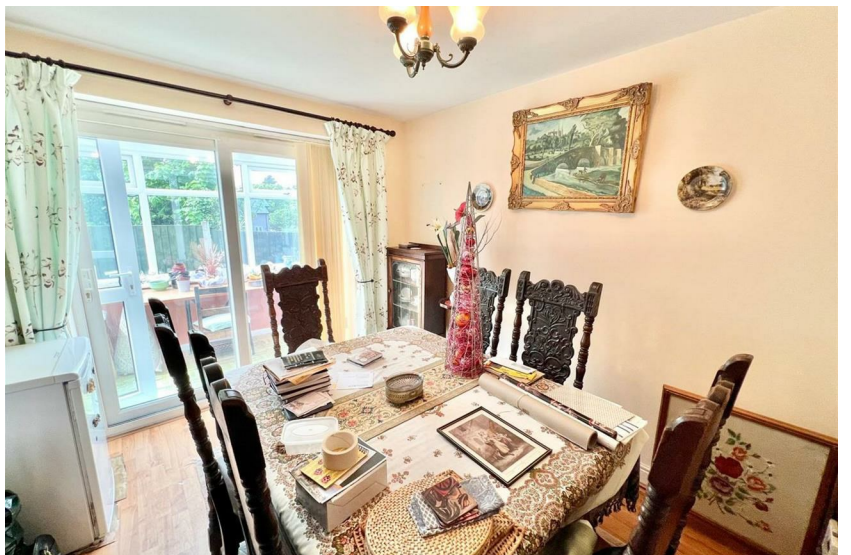
Low level WC, pedestal wash hand basin, radiator, extractor fan.

Lounge:

12'2" x 12'11" (3.73m x 3.95m)

plus box uPVC double glazed bay window overlooking front; radiator; telephone and TV point; feature fireplace surround with electric fire, marble hearth and surround; two uPVC double glazed windows overlooking side; laminated timber effect floor.

From Hallway doorway leading through to:



#### Rear Kitchen:

10'8" x 9'9" (3.26m x 2.99m)

Fitted base and wall cupboards with complementary worktops; single drainer sink with mixer tap; plumbing for automatic washing machine; integral oven, four ring gas hob and filter extractor above; wall tiling; wine rack; double panelled radiator; wall mounted Worcester central heating boiler; uPVC double glazed door and window to rear. Doorway leading through to:

#### Dining Room:

9'5" x 10'9" (2.88m x 3.3m)

Double panelled radiator; sliding uPVC double glazed doors leading onto:

#### Rear Conservatory:

5'4" x 9'5" approx. (1.64m x 2.89m approx.)

Low level walling; uPVC double glazed windows; polycarbonate roof; uPVC double glazed window to rear courtyard garden.

### FIRST FLOOR

#### Landing:

Access to roof space.

#### Bedroom No 1:

11'1" x 13'0" (3.38m x 3.97m)

Radiator; uPVC double glazed window overlooking front, open aspect.

#### Bedroom No 2:

12'11" max. x 10'11" (3.95m max. x 3.35m)

uPVC double glazed window overlooking rear; radiator.

#### Bedroom No 3:

9'7" x 8'4" max. (2.93m x 2.56m max.)

uPVC double glazed window to front; radiator.

#### Bathroom:

5'5" x 7'9" (1.66m x 2.38m)

Three piece suite comprising large shower enclosure with sliding screen doors, pedestal wash hand basin and low level WC; fully tiled walls; radiator; uPVC double glazed window to rear.

#### Outside:

Enclosed garden to front, side and rear. Front garden with wrought iron boundary fencing, artificial grass for ease of maintenance. Side access to enclosed side and rear courtyard style garden. Attached car garage with up and over door, rear personal door. Hardstanding in front of garage for parking.

#### Services:

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

#### Council Tax Band:

Conwy County Borough Council tax band 'D'.


#### 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)

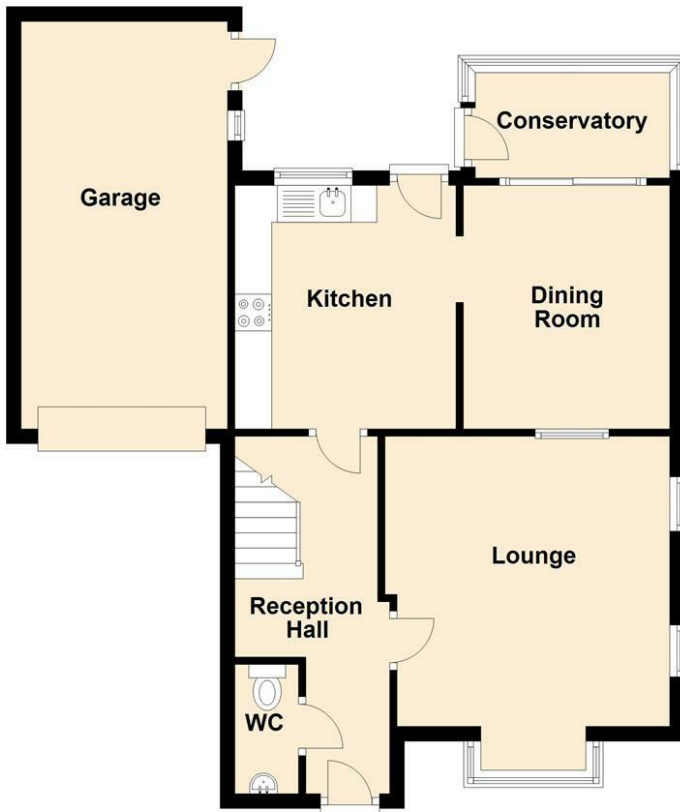
#### Proof of Identity:

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.

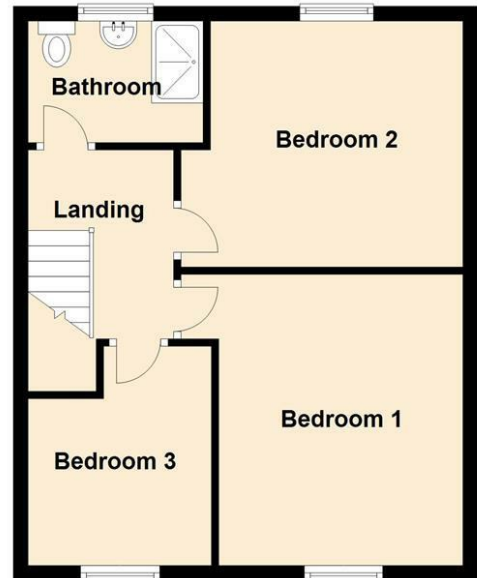


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>	75	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &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.

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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