



5 Whinacres

Conwy LL32 8ET

£255,000

A well presented 3 bedroom semi detached family home in a popular residential area within level walking distance of Conwy town and Conwy Marina.

Improved and upgraded home offering spacious 3 bed accommodation with the benefit of central heating & Double glazing.

Sizeable plot with gardens front and rear, driveway providing off road parking additional garden area with raised beds and vegetable plot.

Affording entrance hall/lobby, lounge with French doors onto rear garden, large kitchen with modern units and appliances, rear garden sun porch, laundry, 3 bedrooms and modern shower room.

Convenient setting for all local amenities and access to the A55 expressway.

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):

Composite Double Glazed Front Door:
Leading to:

Small Entrance Hall:
Leading off to first floor level.

Living Room:
17'0" x 10'10" (5.2m x 3.32m)
Feature tiled fireplace surround and hearth; built-in cupboard to recessed alcove with part shelving housing Baxi central heating boiler for hot water and central heating system. uPVC double glazed window overlooking front of property. Radiator; telephone and TV point; uPVC double glazed French windows leading onto rear garden.

Large Dining Kitchen:
16'10" x 10'9" maximum. (5.15m x 3.3m maximum.)
(L-shaped). Fitted range of base and wall units with solid oak worktops; integrated stainless steel oven with four plate ceramic hob and canopy stainless steel and glass extractor hood above; single drainer porcelain sink with mixer tap; integrated washing machine; laminated oak effect floor; uPVC double glazed bay window overlooking front of property; space for fridge freezer; understairs storage cupboard; uPVC double glazed door leading to:



Sun Room/Utility Area:

uPVC double glazed door and windows; terrazzo tiled floor; space for dryer.

FIRST FLOOR

Landing:

uPVC double glazed window overlooking rear of property; radiator.

Bedroom No 1:

12'5" x 10'11" (3.79m x 3.35m)

uPVC double glazed window overlooking front; radiator; attractive stained timber floor-boarding; built-in wardrobe.

Bedroom No 2:

10'11" x 8'4" plus doorway. (3.34m x 2.56m plus doorway.)

uPVC double glazed window overlooking front of property; attractive stained timber floor-boarding; radiator. This room is currently used as a study.

Bedroom No 3:

8'0" x 8'2" (2.45m x 2.5m)

uPVC double glazed window overlooking rear; radiator; exposed timber floor-boarding. This room is also currently used as study.

Shower Room:

Three piece suite comprising large shower enclosure with electric shower; concealed cistern WC and vanity wash basin; attractive white brick effect tiling; uPVC double glazed window overlooking rear; extractor fan; ladder style chrome heated towel rail.

Outside:

The property occupies a lovely level plot on the outskirts of the town; grassed garden to either side of front entrance path; driveway providing off road parking; path leads to rear enclosed garden with potting/store shed; grassed garden with raised borders; flagged seating area. Gate and pathway leads to further large enclosed parcel of land which is currently used as large vegetable plot with raised beds; variety of established fruit trees.

Services:

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

Council Tax Band:

Conwy County Borough Council tax band 'C'.

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 in the direction of Bangor Road, just before the railway bridge turn right towards Morfa and Whinacres, bear immediately right and the property will be viewed on the left hand side.

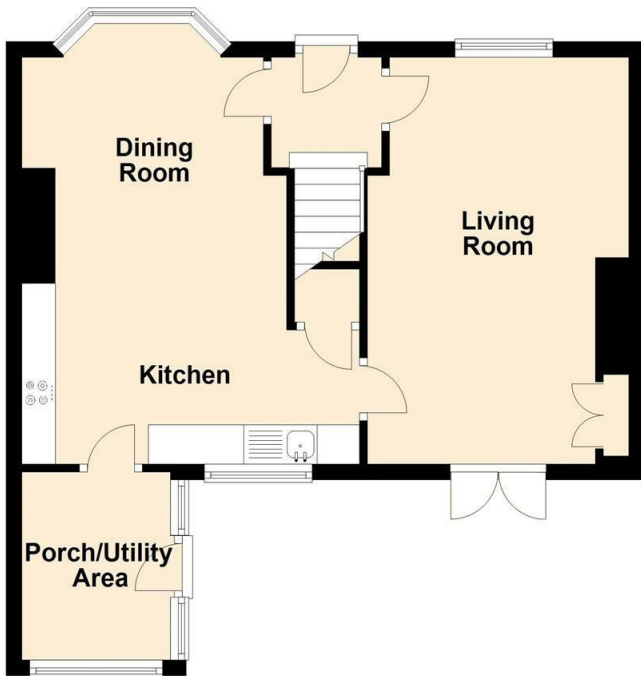
Proof of Identity:

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.

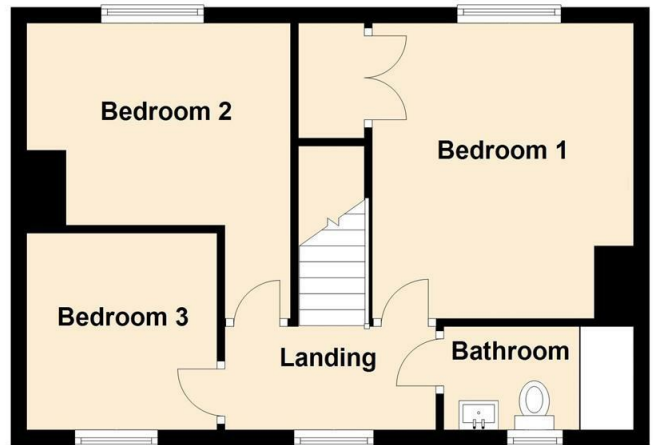


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor



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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