



2 Llys Dulyn

Tal Y Bont LL32 8JF

£229,000

A beautifully presented three bed family home set within a popular residential area on the outskirts of a village in a quiet cul de sac setting.

The property benefits from partial uPVC double glazing, central heating, driveway parking, single car garage and close proximity to all local amenities, shops, schools and public house.

Affording entrance hall, cloakroom with w.c , living/dining room, kitchen, bedroom 1, bedroom 2, bedroom 3, shower room, and family bathroom.

Viewing Recommended.



Tel: 01492 555500

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



Location

Tal Y Bont

Pleasantly situated within the rural village of Tal y Bont in the beautiful Conwy Valley. The property is located on the outer edge of the Snowdonia National Park. Located approximately 7 miles from Conwy, approximately 6 miles from the traditional market town of Llanrwst and approximately 10 miles from Betws y Coed. Within easy access of the A55 Expressway giving access to all main routes. The main Holyhead to London railway line at Llandudno Junction connects directly with Manchester airport.

Accommodation Affords:

(approximate measurements only)

Entrance Hall:

Radiator; timber and glazed window overlooking side elevation. covered ceiling, stairs leading off to first floor level.

Cloakroom:

Wall mounted wash basin; low level w.c; radiator; timber and glazed window; inset spotlighting.

Dining/Living Room:

11'4" x 12'7" (3.46m x 3.84m)

Feature Adam style electric fireplace surround; wall mounted radiator; uPVC double glazed window overlooking rear; uPVC double glazed door opening onto rear garden.



Kitchen:

9'5" x 9'3" (2.89m x 2.83m)

Fitted range of base and wall units with complementary worktops; stainless steel sink with mixer tap; 4 plate electric hob; wall mounted central heating boiler; plumbing for automatic washing machine; radiator; timber and glazed window overlooking front and side elevation.

First Floor Landing:

Access to roof space.

Bedroom 1:

11'10" x 10'9" (3.61m x 3.29m)

Fitted tall wardrobe with sliding mirror door; radiator; T.v point; timber and glazed window overlooking rear and side elevation.

Bedroom 2:

10'9" x 9'3" (3.30m x 2.83m)

Built in wardrobe with sliding mirror fronted doors; timber and glazed window overlooking front of property; radiator.

Bedroom 3:

8'8" x 6'9" (2.66m x 2.08m)

Radiator; timber and glazed window overlooking rear.

Shower Room:

Inset spotlighting; glazed shower enclosure; floor and wall tiling;

Bathroom:

6'8" x 6'6" (2.04m x 2.0m)

Fitted three piece suite comprising low level w.c; pedestal wash hand basin; panelled bath; extractor fan; frosted timber and glazed window; radiator.

Outside:

Property benefits from driveway parking with grassed small area to front, single garage with up and over door, power and light connected, garden to rear of property with a range of shrubs and established trees.

Directions:

Upon entering the village of Tal -y -Bont from the direction of Conwy pass Y Bedol public house and take the first left onto the Hendy estate, immediately turn left onto Llys Dilyn the property will be viewed second house on the left.

Services:

Connected to mains water, electricity and drainage, underground LPG tank.

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

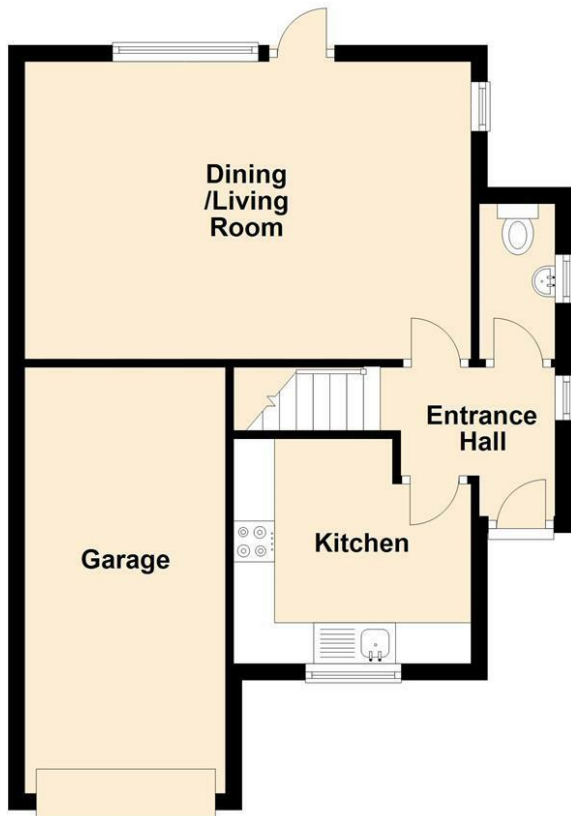
Proof of Identity:

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 | | 64 |
| (39-54) E | 41 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | 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 option must be treated as given on the same basis as these particulars.

Iwan M Williams Estate Agents

5 Bangor Road
Conwy
LL32 8NG

Tel: 01492 555500
Email: conwy@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

