



23 Canterbury Lane

Rhos On Sea LL28 4RZ

£300,000

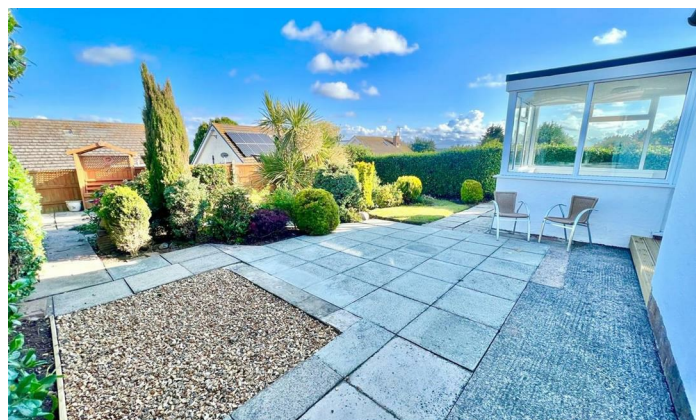
An immaculately presented, 2-bedroom detached bungalow in popular residential area, convenient for the village, Rhos promenade, shops and other facilities.

OFFERS OVER

Improved and modernised home set in well maintained gardens with driveway parking and attached car garage. Beautifully presented throughout and ready for immediate occupation. The property has been recently upgraded and includes newly fitted kitchen with built-in appliances, shower room and WC, new doors and carpets. Attractive well maintained gardens.

Affording entrance hall, lounge, inner hallway, kitchen, sun lounge, two double bedrooms, shower room and separate cloakroom. uPVC double glazing and gas fired central heating.

A superb retirement property - inspection is highly recommended.



Tel: 01492 555500

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



Location

The Accommodation Affords
(approximate measurements only):

Front Reception Hall:

uPVC double glazed front door; radiator; glazed panelled wall to one side; built-in cloaks and meter cupboard. Oak doors throughout the house.

Lounge:

12'11" x 16'10" (3.94m x 5.14m)

Feature recessed fireplace with oak lintel, slate hearth; three radiators; front and side aspect uPVC double glazed window; TV point; coved ceiling.

Inner Hall:

Radiator; access to roof space; inset spotlighting.

Kitchen:

12'10" x 9'1" (3.92m x 2.79m)

Newly fitted range of base and wall units with complementary worktops, bank of tall cupboards housing larder, split-level oven and grill, integrated fridge freezer. Four plate induction hob with stainless steel canopy extractor above; 1 1/2 bowl single drainer sink with mixer tap; space for washing machine and dishwasher; radiator; uPVC double glazed windows; inset spotlighting. Doorway from kitchen leads to:

Rear Sun Lounge:

9'4" x 6'5" (2.85m x 1.98m)

uPVC double glazed windows overlooking rear garden enjoying views.



Bdroom No 1:

12'11" x 10'9" (3.95m x 3.3m)

uPVC double glazed window to rear; double panelled radiator.

Bedroom No 2:

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

Radiator; uPVC double glazed window overlooking side.

Shower Room:

Modern newly fitted suite comprising walk-in shower with glazed screen, vanity wash basin and low level WC; ladder style heated towel rail; built-in linen cupboard housing wall mounted Worcester boiler for central heating and hot water; linen shelving.

Separate WC:

Low level suite, vanity wash basin.

Outside:

The property has attractive front garden mainly grassed with shrubs and plants. Driveway providing off road parking leading to attached car garage (6.37m x 2.76m) with roller shutter door, window to side elevation, rear personal door; water tap and gas meter; light connected. Side enclosed path leads to attractive landscaped rear garden with large patio area; attractive lawned areas and an array of shrubs and plants.

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

Council Tax Band:

Conwy County Borough Council tax band 'E'.

Directions:

From Penrhyn Bay proceed towards Llandrillo College, continue straight ahead at the mini roundabout towards the College, pass the College on the left hand side, take left turning into Marlborough Drive and first left into Canterbury Lane 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	62	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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 option must be treated as given on the same basis as these particulars.

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