



The LledrPlot 1 Llys Afon

Conwy LL32 8HW

£245,000

An immaculately presented new build property located just on the outskirts of the historic castle walls of Conwy.

Two bedroom end-terraced house, a perfect home for first time buyers or small families. Features large living room, kitchen/diner, downstairs cloakroom, two spacious bedrooms, family bathroom, patio/garden and allocated parking.

Set just outside the walls of the medieval town of Conwy, the development benefits from idyllic position, located within walking distance to; town centre; train stations; schools; coastal walking paths; restaurants and also close proximity the A55 expressway.

The properties at Llys Afon benefit from Central Heating, uPVC double glazing, ample off road parking, garage (Excluding The Lledr) and outdoor space.

Rochelle Living is a property development company based in North Wales, boasting over 40 years in the industry.



Tel: 01492 555500

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



Location

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 Lledr - Plot 1

The Accommodation Affords
(approximate measurements only)

Ground Floor

Kitchen/Dining Room:

14'7" x 10'1" (4.46m x 3.08m)

Cloakroom:

Living Room:

15'6" x 11'2" (4.74m x 3.41m)

First Floor

Bedroom No 1:

14'7" x 12'6" (4.46m x 3.83m)

Bedroom No 2:

14'7" x 8'5" (4.46m x 2.59m)

Bathroom:

7'11" x 6'4" (2.42m x 1.94m)

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

Tenure:

Freehold.

Maintenance Charge:

£150.00 per annum.

Agent's Note:

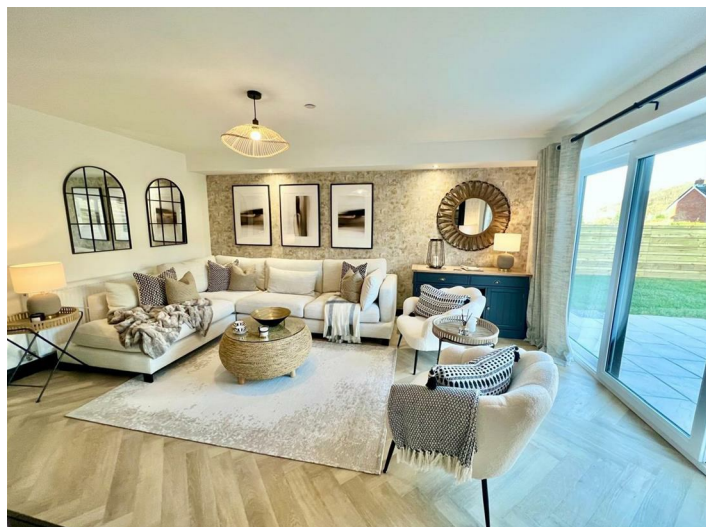
The internal photos are of the show house (Plot 11), for illustration purposes only.

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		
(81-91) B	85	85
(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

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

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