



14 Bryn Celyn Conwy LL32 8PW

£450,000

A spacious 3 bedroom dormer style bungalow located in a highly popular residential estate just off Cadnant Park on the edge of the town centre.

Occupying a generous level corner plot, this property offers superb light and airy 3 bedroom accommodation in a quiet and select cul-de-sac.

Affording entrance vestibule, reception hall, lounge, dining room, breakfast kitchen, bathroom, bedroom 1, bedroom 2, bedroom 3.

Spacious corner plot with driveway providing ample off road parking, twin car garage and rear hardstanding. Attractive gardens to front and rear. Gas fired central heating and uPVC double glazing. Some modernisation required but a lovely home in a very desirable location within walking distance of shops, restaurants and all amenities.

Viewing 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)

Front Entrance Porch:

uPVC double glazed door and window with quarry tiled floor and further uPVC double glazed door leading to:

Reception Hall:

Staircase leading off to first floor level, understairs storage and cloaks cupboard; radiator; telephone point.

Lounge:

14'11" x 11'11" (4.57m x 3.64m)
Feature fireplace, gas fire not tested; wall lights; TV point; radiator; coved ceiling. Archway to:

Dining Room:

11'10" x 8'10" (3.62m x 2.7m)
Radiator; coved ceiling; uPVC double glazed window to rear; door to kitchen.



Breakfast Kitchen:

16'11" x 8'9" reducing to 7'0" (5.17m x 2.67m reducing to 2.15m)

Fitted range of base and wall cupboards with complementary worktops; single drainer sink with mixer tap; integrated oven; four ring gas hob and concealed extractor above; radiator; uPVC double glazed window and door leading to outside rear. Boiler cupboard housing Worcester combi boiler.

Bathroom:

7'10" x 8'9" (2.39m x 2.68m)

Four piece suite comprising panelled bath, corner shower enclosure, low level WC and vanity wash basin; radiator; fully tiled walls; extractor fan; uPVC double glazed window overlooking rear.

Ground Floor - Bedroom No 1:

10'10" x 12'1" (3.32m x 3.7m)

Radiator; uPVC double glazed window overlooking front; telephone point.

FIRST FLOOR

Landing:

uPVC double glazed window.

WC:

Low level suite and wash basin.

Bedroom No 2:

14'0" x 15'8" (4.29m x 4.78m)

uPVC double glazed window overlooking rear; built-in eaves storage cupboards and further walk-in eaves/roof space for storage.

Bedroom No 3:

14'2" x 12'0" (4.34m x 3.66m)

Range of fitted wardrobes and cupboards with recess for bed and over-head units; radiator; uPVC double glazed window overlooking rear; built-in storage cupboard.

Outside:

The property commands a good sized corner plot with concreted driveway providing ample off road parking leading to double car garage with two up and over front doors and additional rear up and over door which would allow access for further parking to rear of property. Electric meters and water tap. Rear personal door.

Open plan front garden and enclosed rear garden with large flagged patio area, raised lawned garden; variety of established shrubs and plants.

Services:

Mains water, electricity, gas and drainage are connected to the property. Gas fired central heating (not tested).



Council Tax Band:

Conwy County Borough Council tax band 'E'.

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 towards Bangor, continue through the archway and turn left over the railway bridge to Cadnant Park, take left turning into Bryn Celyn, follow the road round the estate, right and right again and the property will be viewed to the far right hand corner.

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.



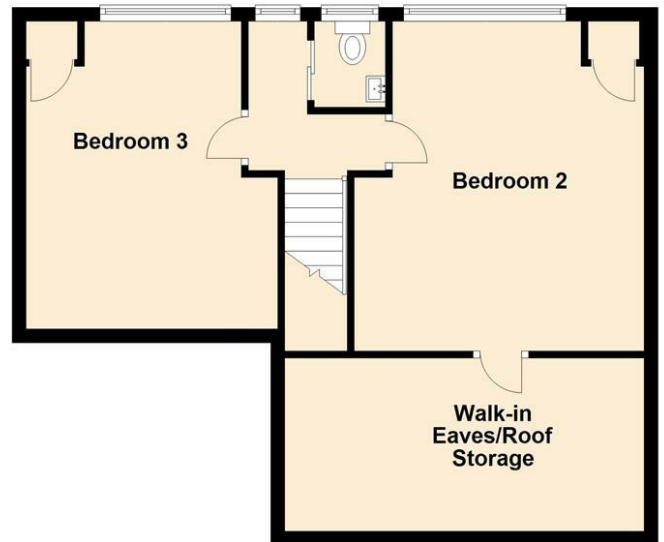


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Ground Floor



First Floor



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.

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