



15 Parc Pentywyn  
Conwy LL31 9FP



**IWAN M WILLIAMS**  
ESTATE AGENTS • GWERTHWYR TAI

# 15 Parc Pentywyn

Conwy LL31 9FP

£465,000

A stylish, immaculately presented four-bedroom executive style home in popular new development located on the outskirts of Deganwy.

VIEWING HIGHLY RECOMMENDED.

This superb, beautifully presented home offers modern, energy efficient accommodation over two floors together with integral car garage, brick paved driveway providing off road parking, landscaped gardens located to front and rear. Affording reception hall, cloakroom, lounge, large kitchen and dining room, utility room, landing, bedroom 1 (en-suite shower room), bedroom 2, bedroom 3, bedroom 4 (currently used as dressing room), bathroom.

This property comes with remainder of 10 year NHBC warranty and many additional extras. Key features include kitchen with quartz worktop and breakfast bar, integrated appliances, modern bathrooms and en-suite, solar panels. Attractive landscaped gardens.



## Location

### Deganwy

The property is located in a popular setting within Deganwy village. Deganwy is situated on the Conwy estuary overlooking the world heritage site of Conwy castle, home to Deganwy Marina and the Quay hotel and spa. The village has a range of shops, restaurants, beach and promenade. Chester 45 miles, Manchester airport 75 miles.

### The Accommodation Affords

(Approximate measurements only):

### Composite Double Glazed Front Door:

Leading to:

### Reception Hall:

Radiator; staircase leading off to first floor level.

### Cloakroom:

WC and vanity wash basin; tiled floor; radiator; extractor fan.

### Lounge: 16'4" x 12'1" (4.98m x 3.69m)

Plus box bay window overlooking front of property. TV point; radiator.

### Large Kitchen & Dining Room: 25'1" x 10'8" (7.66m x 3.26m)

### Dining Area:

Tiled floor; radiator; uPVC double glazed French doors leading onto rear garden; TV point.

### Kitchen Area:

Peninsular breakfast bar with wrap-around quartz worktop and fitted range of contemporary base and wall units; integrated dishwasher; 1 1/2 bowl sink with mixer tap; AEG five plate induction hob; split-level oven; uPVC double glazed window overlooking rear of property; tall cupboards; recessed Bluetooth speaker. Door leading to:



Utility Room: 6'3" x 5'1" (1.91m x 1.57m)

Base units with plumbing for automatic washing machine; quartz worktop; built-in sink; uPVC double glazed window and door leading to integral car garage.

FIRST FLOOR - Spacious Landing:

uPVC double glazed window; built-in cylinder cupboard; access to roof space.

Bedroom No 1: 13'0" x 11'10" (3.98m x 3.62m)

Radiator; uPVC double glazed window overlooking front of property.

En-suite Shower Room: 7'4" x 3'11" (2.25m x 1.2m)

Large shower enclosure with sliding door, wall hung wash basin and low level WC; chrome ladder style heated towel rail; extractor fan.

Bedroom No 2: 12'7" x 9'10" (3.85m x 3m)

uPVC double glazed window overlooking front; radiator; range of fitted wardrobes along one wall.

Bedroom No 3: 11'1" x 8'6" (3.38m x 2.61m)

uPVC double glazed window overlooking rear; radiator.

Bedroom No 4: 9'2" x 7'8" (2.81m x 2.36m)

(Currently used as walk-in wardrobe & dressing room). Fitted range of wardrobe hanging spaces. Radiator; uPVC double glazed window to rear.

Family Bathroom:

Contemporary three-piece suite comprising panelled bath with shower above, shower screen, wall hung wash basin and low level WC; attractive wall tiling; inset spotlighting; shaver point; built-in linen cupboard.

OUTSIDE:

Integral Car Garage: 18'6" x 8'3" (5.65m x 2.54m)

Wall mounted Worcester boiler for central heating; bespoke workbench and shelving units; automatic electric up and over door; space for dryer; painted concrete floor.



Front brick paved driveway providing ample off road parking. Landscaped front garden with grassed areas and established plants. Path leads to rear large enclosed garden mainly laid to lawn with raised sleeper beds housing architectural flowers and borders all the way round. Pergola and paved corner seating area providing the ideal space for al-fresco dining and entertaining. Rear flagged patio; outside lighting. High level fencing providing privacy.

#### Services:

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

#### Council Tax Band:

Conwy County Borough Council tax band 'F'.

#### Directions:

From the agents office continue over the bridge, take first exit at the round-about follow the road towards Deganwy taking the right hand slip up the hill along Pentwyn Road, immediately after the turning for Marl Lane turn right into Parc Pentwyn and the property will be viewed a short distance of the left hand side.

#### Viewing:

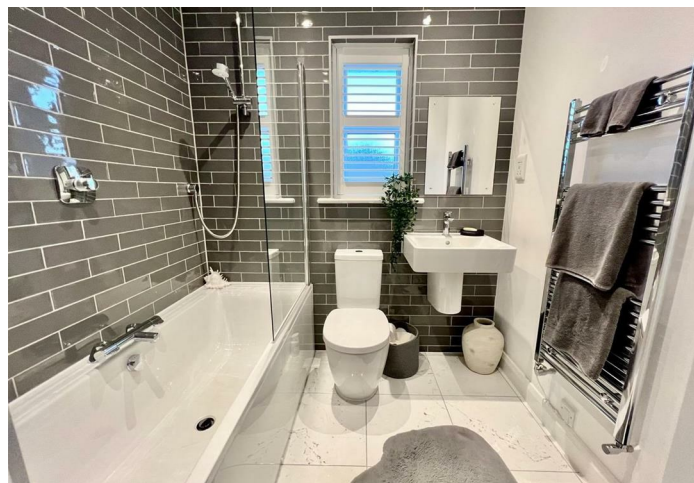
By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)


#### Proof of Identity:

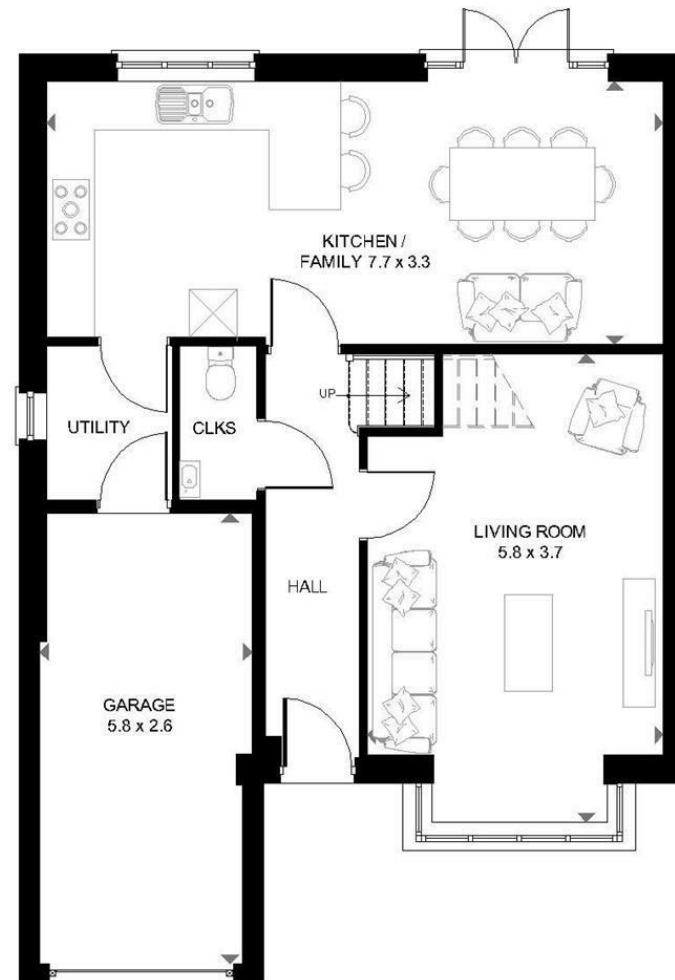
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current 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.

#### Agents Notes

Maintenance is £350 per year this covers ground work on the estate paid in 2 instalments of £175.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>89</b>	<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR PLAN

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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