



## 29 Benarth Court

Glan Conwy LL28 5ED  
£164,950

An immaculately presented 2 bedroom town house with integral car garage and views over towards the estuary.

Updated and modernised town house offering spacious light and airy accommodation comprising reception hall, living and dining room, kitchen with fitted units, two double bedrooms one with views overlooking Conwy river towards Conwy castle and the estuary. Rear living room has small balcony with views. Gas fired central heating, uPVC double glazing, parking and garage. Ideal first time or investment purchase, Convenient location close to all amenities.

Viewing highly recommended.



Tel: 01492 555500  
<https://www.iwanmwilliams.co.uk>





## Location

Glan Conwy is a popular village overlooking the estuary towards the castle town of Conwy, offering local amenities including primary school, a Public House and several other small businesses. Conveniently situated a short distance from the A55 expressway and the large towns of Llandudno and Colwyn Bay.

(approximate measurements only)

### Reception Hall:

UPVC double glazed front door and window; radiator; large downstairs storage cupboard; coved ceiling; telephone point. Doorway through to:

### Living & Dining Room:

16'7" x 13'11" (5.06 x 4.25)

L-shaped.

### Living Area:

Large sliding patio doors onto small balcony, views towards Conwy estuary. TV point; coving; radiator.

### Dining Area:

Coving; double panelled radiator.

### Kitchen:

7'6" x 7'6" (2.28 x 2.29)

Fitted range of modern base and wall units with complementary worktops, stainless steel oven with four ring hob and canopy stainless steel extractor above; plumbing and space for automatic washing machine and fridge; single drainer sink with mixer tap; wall tiling; uPVC double glazed window overlooking front of property.

### FIRST FLOOR - Landing:

Access to roof space.





#### Bedroom No 1:

13'11" x 9'10" (4.24 x 3)

Double panelled radiator; uPVC double glazed floor to ceiling window with views over estuary.

#### Bedroom No 2:

10'9" x 7'5" (3.27 x 2.27)

Plus square bay uPVC double glazed window extending from floor to ceiling overlooking playing field at front. Recessed alcove for wardrobe; double panelled radiator.

#### Bathroom:

Three piece suite comprising panelled bath with shower screen, mains shower above, vanity wash basin, concealed cistern WC; wall tiling and marble effect wall panelling; double panelled radiator; built-in boiler and storage cupboard housing Worcester wall mounted central heating boiler.

#### Outside:

The property has small forecourt garden to front; rear integral garage with remote controlled automatic door (4.68m x 4.27m) including workshop area and storage; electric meters; water tap; timber and glazed side personal door; gas meter.

#### Services:

All mains water, gas, electricity and drainage are connected to the property.

#### Council Tax Band:

Conwy Council Tax Band - C

#### Tenure:

Leasehold - Remainder of 999 year lease from 1980 - Ground Rent £20 per annum.

#### 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)


#### Directions:

Into Glan Conwy along the A470 and the property will be viewed on the right 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	66	
(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	

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.

## Iwan M Williams Estate Agents

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