



3 Ormeside

Penrhynside LL30 3DY

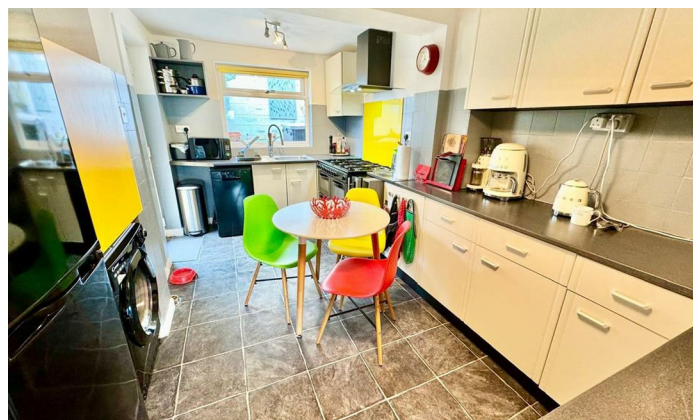
£225,000

A beautifully presented 3 storey town house style property offering light and airy 4-bedroom accommodation with distant coastal views.

Improved and upgraded home with the benefit of uPVC double glazing and gas fired central heating. Small popular estate located in an elevated position on edge of village enjoying extensive coastal views from upper floors.

Affording entrance hall, bedroom 1 with en-suite (or self-contained Airbnb let), landing, large lounge and dining room, breakfast kitchen, bedroom 2 or study, second floor landing, bedroom 3, bedroom 4 and bathroom. Rear courtyard style garden with side access. Driveway providing off road parking.

Viewing Highly Recommended.



Tel: 01492 555500

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



Location

Located in the Victorian town of Llandudno.

Llandudno is a coastal holiday resort on the North Wales Coast and has a range of shopping facilities, train station, schools and hospital.

The Accommodation Affords
(approximate measurements only):

uPVC double glazed front door & side panelling:
Leading to:

Reception Hall:

Staircase leading off to first floor level; dado rail; covered ceiling; display shelving. Doorway leading to:

Converted Garage now Self-contained Studio or Bed

Lobby/Kitchenette:

6'6" x 2'8" (2m x 0.83m)

Fitted hand built base unit with worktop and inset single bowl sink with mixer tap, built in wine cooler: tiled splashback; built-in base cupboard for storage with worktop over. Doorway leading through to:

Bedroom:

7'11" x 15'10" (2.42m x 4.84m)

Laminated floor; sliding uPVC double glazed window overlooking front opening onto a small outside sitting area. Inset spotlighting; TV point.

En-suite Shower Room:

Comprising walk-in shower with glazed screen, wash basin and low level WC; heated towel rail; built-in downstairs storage cupboard housing electric meter.

FIRST FLOOR



Landing:

Radiator; telephone point; coved ceiling; corner shelving.

Breakfast Kitchen:

14'11" x 9'6" max. (4.57m x 2.92m max.)

Fitted base and wall units with complementary worktops; integrated wine storage and cooler; space for cooking range with black canopy extractor above; single drainer sink with mixer tap; plumbing and space for slimline dishwasher; uPVC double glazed window overlooking rear; wall tiling; plumbing for automatic washing machine; space for fridge freezer; TV point. Mirror fronted door leading to boiler and store cupboard with wall mounted central heating and hot water cylinder. Small breakfast bar with shelving above.

Lounge & Dining Room:

16'2" x 13'0" ext. to 16'4" by dining area. (4.93m x 3.98m ext. to 5m by dining area.)

Lounge:

uPVC double glazed window overlooking front enjoying extensive views to surrounding hillsides and sea and coastal views. Dado rail; TV point; recessed square arch to:

Dining Area:

uPVC double glazing and extensive views; wall lights. Attractive glazed doors leading off to lounge and kitchen.

Bedroom No 3:

6'5" x 11'0" (1.98m x 3.36m)

Radiator; uPVC double glazed window overlooking rear of property.

SECOND FLOOR

Landing:

Access to roof space; dado rail. Built-in airing cupboard with factory lagged cylinder and linen shelving.

Bedroom No 1:

13'1" x 10'6" (4m x 3.22m)

Large uPVC double glazed window overlooking front with panoramic coastal and sea views; radiator; built-in wardrobes with louvre doors.

Bedroom No 2:

10'11" x 10'5" rd. to 8'11" (3.35m x 3.19m rd. to 2.72m)

Radiator; uPVC double glazed window overlooking rear of property.

Bathroom:

5'8" x 7'6" max. (1.74m x 2.31m max.)

Panelled bath with shower above, shower screen, low level WC and pedestal wash hand basin; radiator.

Outside:

Front driveway providing off road parking area extending to side. Enclosed rear courtyard garden with random paved raised seating area; raised beds; timber fencing.

Services:

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

Council Tax Band:

Conwy County Borough Council tax band 'C'.

Directions:

From the top of the Little Orme continue into Penrhynside Village. Follow the road all the way through the village to end bearing left onto Bryn Derwen Lane. Turn left into Ormeside and No 3 will be viewed shortly on left.

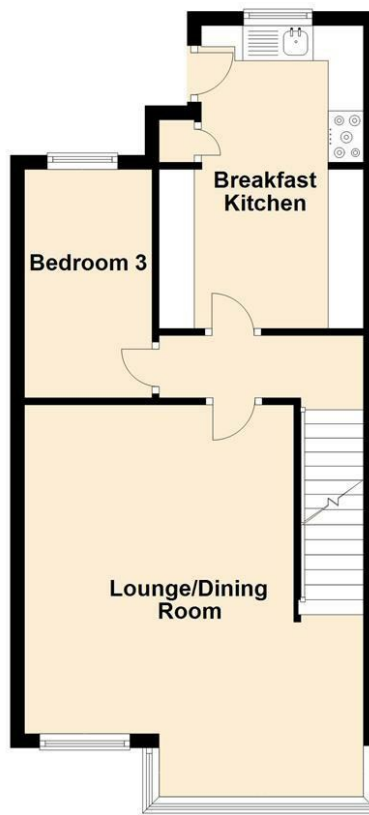
Proof of Identity:

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.

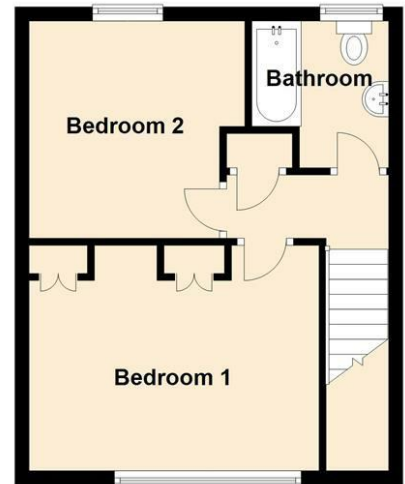


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

First Floor



Second Floor



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 opinion must be treated as given on the same basis as these particulars.

Iwan M Williams Estate Agents

5 Bangor Road
Conwy
LL32 8NG

Tel: 01492 555500
Email: conwy@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

