



11 Cwrt Llewelyn

Conwy LL32 8EF

£365,000

A beautifully presented 4 bedroom family home in a highly popular setting within level walking distance of Conwy town centre.

VIEWING HIGHLY RECOMMENDED

Well appointed and immaculately presented family home with accommodation arranged two floors together with front and rear gardens, garage/ store rooms and driveway parking. Benefiting from gas fired central heating, double glazing, en-suite master bedroom, modern kitchen and bathroom.

Popular location within level walking distance of all local amenities, local school, Conwy marina and the town centre.



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 is a local primary and secondary school, social and recreational facilities including an 18-hole golf course and yachting marina nearby.

The Accommodation Affords
(approximate measurements only):

Covered Front Entrance:
Double glazed front door leading to:

Reception Hall:
Radiator; coved ceiling, turned staircase leading off to first floor level. Recreational room/ store is provided by converted garage space and accessed from door in hallway.

Cloakroom:
Low level WC, pedestal wash hand basin, tiled splashback, extractor fan and radiator.

Living Room:
18'1" x 10'6" (5.5 x 3.2)
Including uPVC double glazed bay window overlooking front of property; feature fireplace surround; TV and telephone points; double panelled radiator. Square archway to:



Dining Room:

10'8" x 8'11" (3.25 x 2.72)

Coved ceiling; double glazed sliding patio doors leading onto rear garden; radiator.

Breakfast Kitchen:

14'0" x 10'10" (4.27 x 3.3)

Maximum, including utility room. Fitted range of base and wall units with complementary worktops; 1 ½ bowl inset sink unit with mixer tap; integrated electric oven and four ring gas hob with stainless steel canopy extractor hood over. Space for fridge freezer; wall tiling; recessed down-lighters; tile effect flooring; uPVC double glazed window to rear; radiator.

Utility Room:

Single drainer sink, base units with worktop; plumbing for automatic washing machine and space for dryer; wall mounted gas central heating boiler; tile effect flooring; double glazed side door; radiator.



FIRST FLOOR - Spacious Landing:

Access to roof space; coved ceiling; airing cupboard housing hot water tank and linen shelving.

Bedroom No 1:

12'6" x 11'3" (3.8 x 3.43)

Coved ceiling; uPVC double glazed window overlooking front; radiator.

En-suite Shower Room:

Three piece suite comprising shower enclosure, pedestal wash hand basin with mixer tap and low level WC; wall tiling and splashback; coved ceiling; radiator.

Bedroom No 2:

10'8" x 8'11" (3.25 x 2.72)

Range of fitted wardrobes with floor to ceiling mirrored sliding doors; uPVC double glazed window overlooking front; radiator.



Bedroom No 3:

12'7" x 8'0" (3.83 x 2.43)

UPVC double glazed window overlooking rear; radiator.

Bedroom No 4:

10'2" x 8'2" (3.1 x 2.5)

Radiator; uPVC double glazed window overlooking rear. This bedroom is currently used as a study.

Bathroom:

Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC; half tiled walls; recessed down-lighters; radiator.



Outside:

The property is situated in a pleasant location on this small development of similar type properties, has driveway allowing parking for two cars, single integrated car garage with up and over door, light and power connected. (Please note that the garage has been converted into a front store accessed from outside and also an integral store/recreational room accessed from main hallway. The garage could be easily re-instated by removal of internal partition wall) Front garden laid to lawn with shrubs. Enclosed rear garden mainly laid to lawn with small shrubs and plants; raised decked seating area and covered space for hot tub. Outside security lighting and water tap.

Tenure:

Freehold. Please note that the properties pay a small contribution towards maintenance of communal areas.

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

Services:

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

Directions:

From our office proceed along Bangor Road and through the arch, continue straight ahead passing the Fire Station and the turning for the school. Cwrt Llewelyn is along on the right hand side, turn into the estate, take the next left and No 11 is on the right.

Proof of Identity:

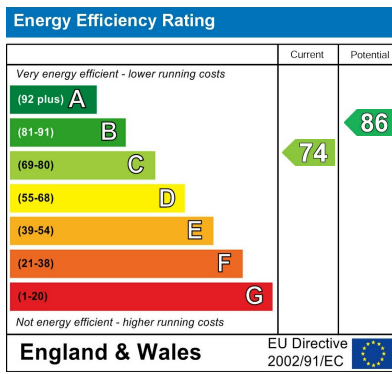
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current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

Council Tax Band:

Conwy County Borough Council tax band 'E'.







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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