



31 Gwynan Park Dwygyfylchi LL34 6RR £255,000

A beautifully presented detached 2 bedroom bungalow occupying a large corner plot with mountain and sea views.

Immaculately presented throughout offering spacious light and airy modern accommodation with the benefit of uPVC double glazing, central heating, modern kitchen, and shower room. Affording reception hall, large living room with dining area, modern fitted kitchen, 2 double bedrooms and shower room. Detached single car garage, patio/ BBQ area, lawned gardens, driveway providing ample off-road parking. Occupying a cul-de-sac setting in a corner plot. Renovated and refurbished throughout.

Viewing highly recommended.



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



Location

Accommodation:

The accommodation affords: (approximate measurements only)

Reception Hall:

Double panelled radiator; uPVC double glazed front door; built-in electric meter cupboard; access to roof space.

Living Room and Dining Room:

20'7" x 12'11" (6.28m x 3.94m)

Feature contemporary recessed electric fireplace; laminated timber effect floor; TV point; uPVC double glazed window overlooking side and rear elevations; inset spotlighting; radiator.



Kitchen:

10'11" x 9'10" (3.34m x 3m)

Fitted range of modern base and wall units with complimentary worktops; single drainer sink with mixer tap; plumbing for automatic washing machine; integrated wine cooler; stainless steel oven; four plate induction hob with glass and stainless steel extractor above; integrated fridge freezer; uPVC double glazed french windows leading onto rear patio and garden.



Bedroom 1:

13'8" x 11'0" (4.17m x 3.36m)

uPVC double glazed window overlooking side; radiator; TV point.

Bedroom 2:

9'1" x 10'3" (2.78m x 3.14m)

uPVC double glazed window; radiator; inset spotlighting.

Shower Room:

8'2" x 5'5" (2.51m x 1.66m)

Large walk-in shower with shower screen; vanity wash basin and concealed cistern WC; ladder style heated towel rail; wall and floor tiling; shaver point; uPVC double glazed window; extractor fan.

Outside:

The property occupies a spacious corner plot with large grassed gardens; concreted driveway providing ample off-road parking for approximately 4 vehicles; detached car garage with up and over door and rear personal door; flagged patio areas; private rear garden; outside lighting and water tap.

Services:

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

Council Tax

Band 'C' - Conwy County Borough Council

Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy tel 01492 555 500, email Conwy@iwanmwilliams.co.uk


Directions:

Proceed into the village of Dwygyfylchi from the A55 expressway turn left in the middle of the village into Gwynan Park, turn right and follow the road round and take left into cul-de-sac and the property will be viewed on the top right hand corner.

Proof Of Funds

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) A		87
(81-91) B	74	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

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