



## 8 Parc Pentywyn

Deganwy LL31 9FP

£285,000

A beautifully presented 3 bedroom semi detached house offering contemporary living accommodation in a popular residential estate on the outskirts of the village. The property has been beautifully furnished and offers excellent family accommodation and garden.

VIEWING HIGHLY RECOMMENDED

Modern energy efficient home occupying a popular edge of development setting with open front aspect and views to rear.

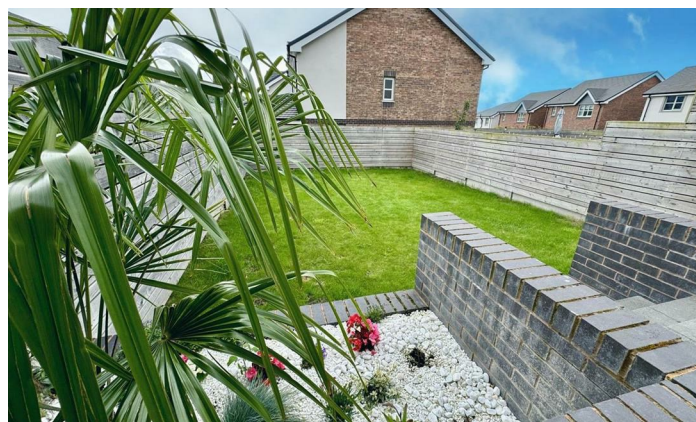
Immaculately presented throughout, benefiting from double glazing, central heating and solar panels.

Affording Ent Hallway and cloakroom, Lounge, Large Dining Kitchen, Landing, Bedroom 1 with en-suite shower room, Bedroom 2, Bedroom 3, Family Bathroom.

Attractive enclosed rear garden, brick paved driveway providing ample private parking.

Remainder of 10 year Building Warranty.

Convenient setting within close proximity of Deganwy Village, Llandudno and the A55 Expressway.



Tel: 01492 555500

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







## Location

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)

### Reception Hall

Composite double glazed front door leading to reception hall with radiator, tiled floor, turn balustrade staircase leading off to first floor level, understairs cloaks and storage cupboard.

### Downstairs Cloakroom

Low level wc and vanity wash basin, radiator, wall mounted mirror.

### Lounge

9'8" x 15'11" (2.97m x 4.87m)

UPVC double glazed window overlooking front with open aspect, double panelled radiator, tv point.





## Dining/Kitchen

9'4" x 18'5" (2.85m x 5.63m)

Fitted range of modern base and wall units with marble effect worktops, inset spot lights, integrated speaker system, stainless steel integrated oven, 4 plate ceramic hob, canopy stainless steel extractor above and splash back, built in cupboard housing Worcester combi boiler for central heating and hot water system, 1.5 bowl single drainer sink with mixer tap, integrated dishwasher, integrated washer machine and integrated fridge-freezer, fully tiled floor, double glazed window overlooking the rear. Dining area with double panelled radiator, tiled floor, UPVC glazed french doors leading onto rear sun terrace, enjoying a sunny aspect.



## First Floor Level

Access to roof space, built in airing cupboard housing un-vented high pressure hot water cylinder.

## Bedroom 1

12'2" x 9'9" (3.72m x 2.98m)

UPVC double glazed window overlooking front, enjoying open front aspect, radiator. En-suite shower room with shower enclosure, fully tiled surround, folding glazed door, low level wc, wall hung wash basin, ladder style heated towel rail, extractor fan, inset spot lighting.

## Bedroom 2

9'9" x 9'9" (2.99m x 2.98m)

Radiator, UPVC double glazed window overlooking rear enjoying views towards Bryn Pydew and down the Conwy Valley.

## Bedroom 3 (L shaped)

9'6" x 8'4" maximum (2.9m x 2.55m maximum)

Radiator, UPVC double glazed window overlooking rear enjoying similar views.

## Bathroom

6'0" x 8'2" (1.85m x 2.5m)

Three piece suite comprising panelled bath with shower above, shower screen, low level wc, wall hung wash basin with monochrome tap, wall mounted mirror, tiled floor, UPVC double glazed window, inset spot lighting, extractor fan.

## Outside

The property enjoys a good accessible plot with brick paved driveway providing ample front parking, side access leading to spacious enclosed rear garden mainly laid to lawn with raised patio area enjoying views

## Services

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





### Agents Note

Zoned heating system. Air circulating system installed.

### Council Tax Band:

Conwy County Borough Council tax band 'D'.

### 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 immediately on the right.

### Viewing:

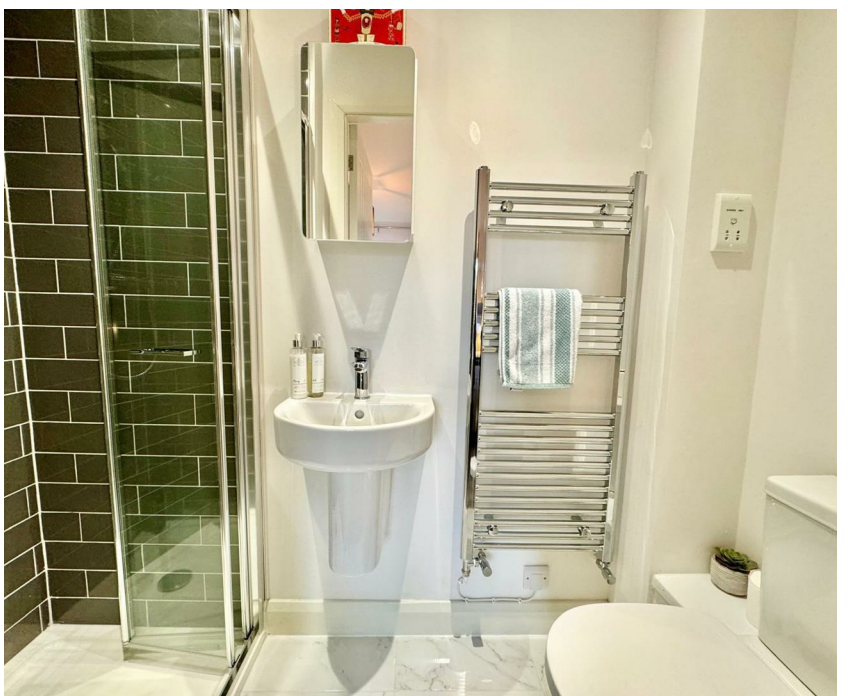
By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)

### Proof Of 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.


### Agents Note:

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

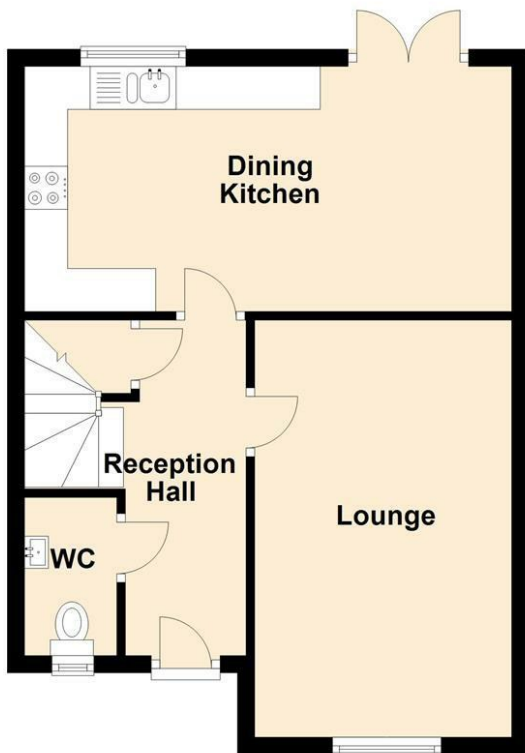




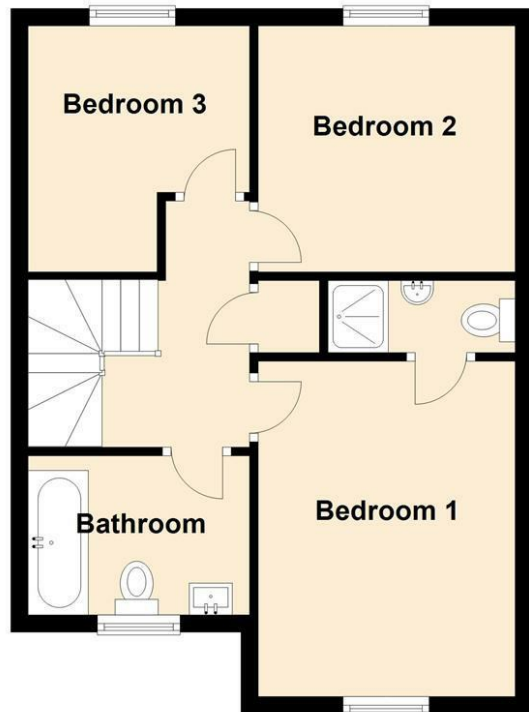


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	90	92
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>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

### Ground Floor



### First 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

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