



33 Gorlan

Conwy LL32 8RT

£189,500

A traditional double fronted 3 bedroom family home in elevated setting enjoying open front aspect.

Set in good size plot with gardens to front and rear. Popular location, a short distance from Gyffin village and Conwy town centre.

Affording entrance vestibule, lounge, dining room, kitchen, rear entrance lobby, store room and utility, bedroom 1, bedroom 2, bedroom 3, shower room. Central heating and double glazing.

The property is in need of modernisation but offers spacious family accommodation.



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 are local primary and secondary schools, social and recreational facilities including an 18-hole golf course and yachting marina nearby.

The Accommodation Affords
(approximate measurements only):

Ground Floor

Entrance Vestibule:

uPVC double glazed door leading to:

Hallway:

Staircase leading off to first floor level; understairs storage cupboard; radiator.

Lounge:

12'0" x 14'9" (3.67m x 4.5m)

uPVC double glazed window overlooking front of property; inset fireplace (not tested); radiator; covered ceiling.

Dining Room:

10'10" x 11'10" (3.31m x 3.63m)

uPVC double glazed window overlooking rear of property; radiator; covered ceiling.



Kitchen:

7'4" x 8'7" (2.25m x 2.64m)

Base and wall units with worktop over; single drainer stainless steel sink with mixer tap; tiled surrounds; uPVC double glazed window overlooking rear garden; gas cooker point;

Rear Entrance Passageway.

Larder, WC and storage room.

First Floor

Landing:

Bedroom No 1:

12'0" x 11'3" (3.66m x 3.45m)

uPVC double glazed window overlooking front; radiator.

Bedroom No 2:

10'11" x 11'10" (3.33m x 3.63m)

uPVC double glazed window overlooking rear; radiator.

Bedroom No 3:

9'3" x 8'10" (2.84m x 2.71m)

uPVC double glazed window overlooking front of property; radiator.

Shower Room:

Three piece suite comprising walk-in shower and tiled surrounds, pedestal wash hand basin and low level WC; uPVC double glazed window to rear.

Outside:

Large grassed gardens to front and rear with established flower borders, hedging and shrubs.

Services:

Mains water, electricity, gas and drainage are connected to the property. Gas fired central heating (not tested).

Council Tax Band:

Conwy County Borough Council tax band 'C'.

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

Directions:

From the agents office turn left onto Uppergate Street, continue through the archway, turn left into St Agnes Road, continue passed the cemetery turn right into Gorlan and immediately left follow the road all the way up, bear right at the junction and No 33 will be viewed on the left 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.

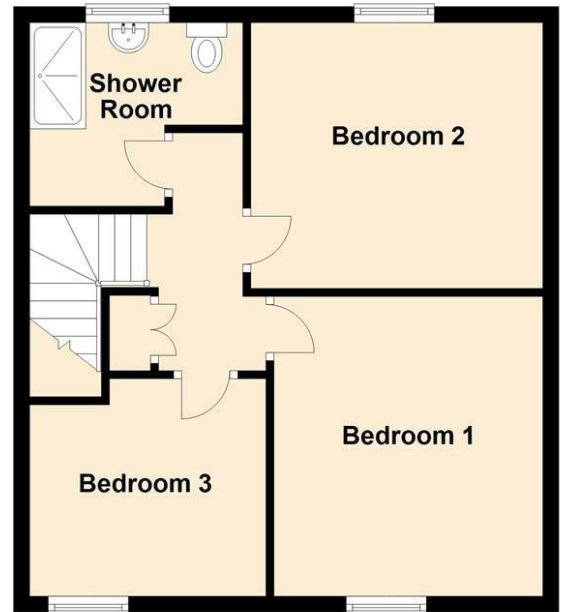


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



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.

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