



## 15 Allt Y Coed

Conwy LL32 8UE

£269,500

A traditional, well presented 3 bedroom semi detached family home occupying a corner cul-de-sac setting with open front aspect and far reaching views.

INSPECTION RECOMMENDED

Commanding a slightly elevated private corner plot enjoying extensive front and side views towards Conwy mountain and the Sychnant pass.

A longstanding family home with driveway, gardens to front and rear, central heating and double glazing.

Affording small entrance hall, cloakroom, lounge and dining room, breakfast kitchen, landing, bedroom 1, bedroom 2, bedroom 3, showroom. Side attached car garage, long driveway providing ample off road parking, gardens to front and rear. The property occupies a South Westerly aspect enjoying sunshine into the late evening.



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)

Small Front Entrance Hall:

Staircase leading off; uPVC double glazed front door; radiator; laminated timber effect floor.

Cloakroom:

Low level w.c; wash hand basin; extractor fan; window to side elevation.





### Lounge/Dining Room:

23'1" x 11'4" reducing to 8'5" (7.04 x 3.47m reducing to 2.57m )

Large uPVC double glazed picture window overlooking front enjoying extensive views; feature Adams style fireplace surround with marble inset and hearth coal effect enclosed gas fire (not tested); t.v point; telephone point; coved ceiling; radiator.

Dining area: uPVC double glazed window overlooking rear; radiator; serving hatch from kitchen; coved ceiling.

### L shaped Breakfast Kitchen:

11'10" x 9'4" (3.62m x 2.85m )

Range of fitted base and wall units with complementary worktops; stainless steel oven; 4 ring gas hob; concealed canopy extractor; single drainer sink with mixer taps; space for fridge; wall tiling; breakfast area; double panelled radiator; understairs storage cupboard; uPVC double glazed window and door to rear.

### First Floor Landing:

Access to roof space with drop down ladder.

### Shower Room:

Corner shower cubicle with mains shower; vanity wash basin; mixer tap; medicine cabinet; low level w.c; fully tiled walls; radiator; built in linen cupboard with shelving housing central heating boiler.

### Bedroom 1:

10'11" x 10'2" (3.35m x 3.11m )

Range of built in wardrobes and drawer units across one wall; uPVC double glazed window overlooking front enjoying extensive views.

### Bedroom 2:

12'0" x 8'5" (3.67m x 2.59m )

uPVC double glazed window overlooking rear garden; radiator.

### Bedroom 3:

9'4" x 6'5" (2.86m x 1.97m )

uPVC double glazed window overlooking rear; radiator.

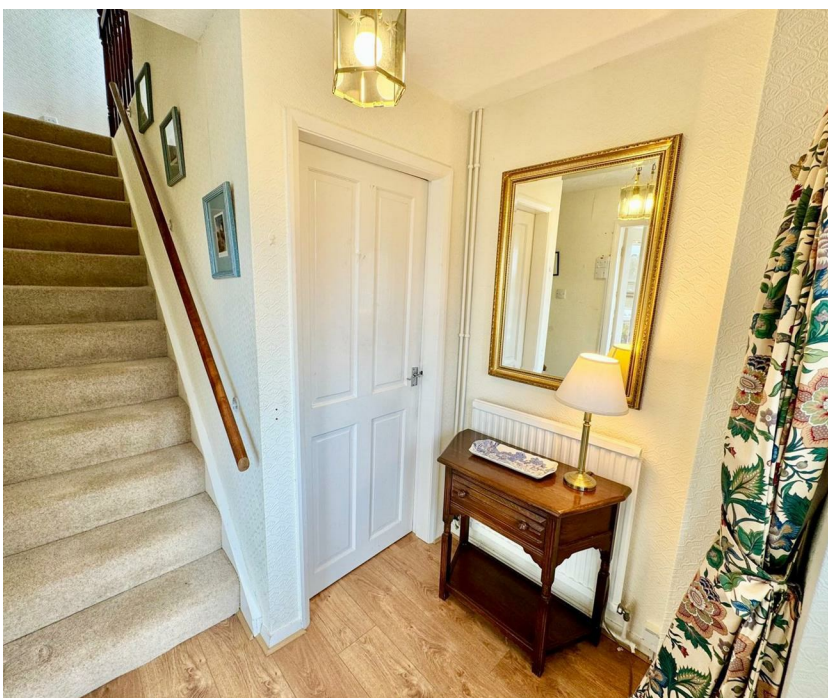
### Outside:

Property occupies a lovely corner plot at the end of a quiet Cul-de-Sac; concrete curved driveway leading to single car garage.

### Garage :

20'6" x 8'9" (6.26m x 2.69m )

Block and brick built; flat roof; up and over door; water tap; plumbing for washing machine and space for dryer; rear personal door.





### Front Garden:

Grassed areas with shrubs and plants; side access leading to terraced rear garden arranged over three levels and has a variety of established shrubs and plants. The property is bounded to one side by a small brook and overlooks open fields.

### Council Tax Band:

Conwy County Borough Council tax band 'D'

### Services:

Mains water; electricity; gas and drainage connected to the property.

### 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 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.

### Directions:




From the agent office proceed out towards the bridge to the roundabout, take the second exit down through the archway and continue to Gyffin village, pass the shop on the right hand side and proceed up the hill Llanrwst Road, take left exit to Bryn Castell and take second right into Cul-de-Sac Allt Y Coed and number 15 will be viewed on the left hand side at the far end.



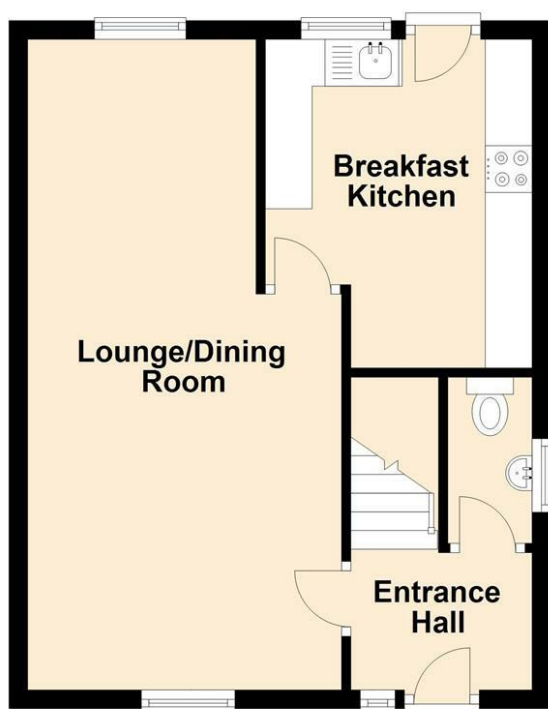






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

## Iwan M Williams Estate Agents

5 Bangor Road  
Conwy  
LL32 8NG

Tel: 01492 555500  
Email: [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)  
Web: <https://www.iwanmwilliams.co.uk>

