



Garreg Hardd

Glan Conwy LL28 5TW

£395,000

A 3 bedroom dormer style bungalow in a hamlet setting on the outskirts of Glan Conwy enjoying extensive views over farmland to countryside beyond.

Spacious well appointed accommodation arranged over 2 floors with all principal rooms enjoying extensive views. Central heating and uPVC double glazing, detached car garage and parking, manageable garden areas to front and rear.

Affording sun lounge, reception hall, lounge, dining room, kitchen, downstairs bedroom and shower room, spacious first floor landing with study area, bedroom 2, bedroom 3, bathroom. Convenient semi rural location within a 5 minute drive of the A55 Expressway and local shops.

VIEWING HIGHLY RECOMMENDED.



Tel: 01492 555500

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





Location

Glan Conwy is a popular village overlooking the estuary towards the castle town of Conwy, offering local amenities including primary school, a Public House and several other small businesses. Conveniently situated a short distance from the A55 expressway and the large towns of Llandudno and Colwyn Bay.

The Accommodation Affords:
(Approximate measurements only)

Reception Hall

Solid timber flooring, hardwood staircase leading off to first floor level, coved ceiling, radiator, uPVC double glazed window and door to front.



Lounge

19'8" x 12'11" (6.0m x 3.94m)

Feature recessed fireplace with cast iron stove, timber lintel over, quarry tiled hearth, t.v. and telephone point, two double panelled radiators, coved ceiling, uPVC double glazed window overlooking front enjoying panoramic views.

Dining Room

11'4" x 8'10" (3.47m x 2.71m)

uPVC double glazed window overlooking rear and side elevation, radiator, coved ceiling.



Kitchen

10'8" x 9'10" (3.27m x 3.0m)

Fitted range of modern base and wall units with complementary worktops, built in stainless steel oven, four ring ceramic hob and canopy stainless steel extractor above, wall cupboards and shelving, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, tall cupboards.



Rear Sun Lounge

9'8" x 6'10" (2.96m x 2.1m)

uPVC double glazed window, timber and glaze door leading to rear garden.

Downstairs Bedroom 1

14'10" x 10'11" (4.53m x 3.34m)

uPVC double glazed window overlooking front and side, enjoying extensive views, double panelled radiator, range of built in wardrobes.

Shower Room

7'0" x 4'7" (2.14m x 1.4m)

Shower enclosure, pedestal wash hand basin, low level w.c. ladder style heated towel rail, floor and wall tiling, uPVC double glazed window.

Spacious Landing

11'9" x 9'9" maximum (3.6m x 2.99m maximum)

Study area with uPVC double glazed window overlooking front enjoying extensive views, built in eaves storage cupboard and airing cupboard.



Bedroom 2

14'0" x 11'0" (4.27m x 3.36m)

uPVC double glazed window overlooking side, radiator.

Bedroom 3

11'1" x 11'1" (3.38m x 3.4m)

Range of built in wardrobes, eaves storage cupboard, double panelled radiator.

Bathroom

8'0" x 5'4" (2.44m x 1.65m)

Three piece suite comprising bath with shower above, pedestal wash hand basin, low level w.c. fully tiled walls, radiator, uPVC double glazed window to rear.

Outside

Upper level single car garage with sliding timber doors, oil tank, steps leading down to random slate outside rear seating area with rock face with mature planting. Gate and access leading to front garden, random slate with a variety of established shrubs and plants, garden pond, outside garden room enjoying views to front.



Services

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

Council Tax Band:

Conwy County Borough Council tax band 'E'.

Viewing

By appointment through the agents Iwan M. Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

Directions

Proceed from Glan Conwy in a Southerly direction towards Llanrwst. Continue out of Glan Conwy to Nev's Garage, bare right towards Y Graig and continue to the fork in the road and the property will be viewed on the left hand side just below the road.

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
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.
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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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