



Glan Yr Afon Llanrwst Road

Glan Conwy LL28 5SY

£415,000

An immaculately presented 4 bedroom semi detached house located on the outskirts of Glan Conwy enjoying extensive estuary and mountain views.

The property has been upgraded and sympathetically modernised over the years providing superb family accommodation comprising entrance hall, reception hall, living room, dining/sitting room, breakfast room, kitchen, 3 bedrooms shower room at first floor and large bedroom and bathroom at attic level. Attractive south westerly rear garden enjoys sunny aspect and views. Parking for two cars. 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.

(approximate measurements only)

Front Entrance Porch:

UPVC double glazed door and window overlooking front of property, timber and glazed door leading through to:

Reception Hall:

Timber block flooring; turned balustrade and spindle staircase leading off to first floor level; radiator; understairs storage cupboard; telephone point; coved ceiling.

Understairs Cloakroom:

Concealed cistern WC, pedestal wash hand basin; high level meter cupboard and tiled splashback.



Living Room:

12'0" x 12'0" extending to 14'11" (3.65 x 3.67 extending to 4.54)

into square bay window overlooking front enjoying extensive estuary and hillside views. Two double panelled radiator; TV point.

Rear Dining/Sitting Room:

12'0" x 12'0" (3.66 x 3.65)

Feature Victorian style cast iron fireplace surround with marble hearth; sash uPVC double glazed window overlooking rear of property; coved ceiling and picture rail; arched recessed alcove; double panelled radiator; original painted pine doors leading off to each room.

Breakfast Room:

8'2" x 10'8" (2.5 x 3.25)

Feature inglenook style recessed fireplace housing log burning stove on flagged hearth with inset spotlighting; wall mounted cabinets; tiled floor; radiator; uPVC double glazed sash window to rear; built-in recessed alcove cupboard housing central heating boiler with shelving below. Archway leading through to:

Kitchen:

10'7" x 7'0" (3.23 x 2.13)

Fitted range of base and wall units with complementary worktops; 1 ½ bowl sink with mixer tap; built-in fridge and integrated dishwasher; integrated washing machine; wall tiling; space for electric or gas cooker with concealed filter extractor above. Extractor fan; uPVC double glazed window to rear; velux double glazed window; vaulted ceiling; radiator; uPVC double glazed rear door.

FIRST FLOOR - Landing:

Further staircase leading off to attic converted room. Built-in deep walk-in store cupboard with shelving.

Bedroom No 1:

12'1" x 12'1" (3.68 x 3.68)

Radiator; uPVC double glazed window overlooking front enjoying panoramic views.

Bedroom No 2:

12'0" x 12'0" (3.67 x 3.65)

Sash uPVC double glazed window overlooking rear; double panelled radiator.

Bedroom No 3:

10'4" x 6'1" (3.14 x 1.86)

(Currently used as office). Built-in desk and shelving above; uPVC double glazed window overlooking front enjoying views; radiator.



Shower Room:

6'3" x 9'5" (1.91 x 2.86)

Large shower enclosure with mains shower, chrome fittings, pedestal wash hand basin and low level WC; chrome heated towel rail; wall and floor tiling; extractor fan; wall mounted mirror with inset lighting.

Staircase to:

Attic Rooms:

Radiator; half landing; built-in eaves storage cupboard with light connected.

Bedroom No 4:

16'2" x 10'11" (4.93 x 3.34)

With some limited headroom. Vaulted ceiling; radiator; two velux double glazed windows overlooking rear with views; built-in wardrobe.

Bathroom:

Three piece suite comprising freestanding bath, pedestal wash hand basin and low level WC; wall and floor tiling, velux window to rear.

Outside:

Off road parking for two vehicles; hard landscaped, golden pea gravel decorative garden. Side access leading to large front garden which is tiered, upper level patio area on either side of central path which leads down to lawned garden with established shrubs and plants; borders; privet hedging providing privacy; seating area; timber garden shed. Extensive views across the estuary. Outside water tap and lighting.

Services:

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

Council Tax Band:

Conwy County Borough Council tax band 'E'.

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:

Proceed out of Glan Conwy in the direction of The Conwy Valley along the A470, on leaving the village of Glan Conwy the property will be viewed on the right hand side overlooking the Estuary.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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 option must be treated as given on the same basis as these particulars.

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