



## 7 Pensarn Cottages

Llandudno Junction LL31 9NJ

£169,950

Spacious inner terrace character cottage with attractive south facing garden and rear parking.

Ideal first time purchase.

Well presented inner terrace home with accommodation over three levels comprising small entrance lobby, lounge with recess fireplace and sliding patio door onto front garden, kitchen with built-in appliances; rear passageway, utility and cloakroom. First Floor landing with further stairs to attic bedroom, bedroom 1, large bathroom, bedroom 2.

Central heating and uPVC double glazing, rear courtyard, attractive front garden, patio and garden shed. Area of land for residents parking at rear.

Viewing highly recommended.



Tel: 01492 555500

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



## Location

Situated on the edge of the town being one of 10 similar houses in a private setting. Llandudno Junction has a variety of local shops and amenities. It is located on a main railway line and bus route and is very close to the A55 Expressway for easy access to Chester and the motorways. The castle town of Conwy is just a short distance away with the bigger towns of Llandudno and Colwyn Bay close by.

The Accommodation Affords  
(Approximate measurements only):

**Small Front Entrance Lobby:**  
Radiator; cloak-hooks; staircase leading off to first floor level.

**Lounge:**  
12'4" x 11'9" (3.78m x 3.59m)  
Feature recessed fireplace with slate hearth, timber mantle shelf above; radiator; sliding double glazed patio doors leading onto front garden and patio; TV point; recessed alcove shelving; laminated timber effect floor. Open archway to kitchen.



### Dining Kitchen:

14'4" x 8'2" (4.39m x 2.49m)

Fitted range of base and wall units with complementary worktops; integrated stainless steel oven, four ring gas hob and canopy stainless steel extractor hood above; single drainer sink; space for fridge freezer.

Dining area with wall mounted dresser effect shelving unit; uPVC double glazed window overlooking rear. Doorway leading to:

### Rear Entrance Passage:

uPVC double glazed outer door leading onto rear courtyard.

### Utility & Cloakroom:

Low level WC and pedestal wash hand basin; tiled walls; wall shelving; plumbing for automatic washing machine and space for dryer.



## FIRST FLOOR

### Landing:

Further staircase leading off to second floor level. Original timber doors leading to:

### Bedroom No 1:

11'6" x 12'2" (3.53m x 3.71m)

uPVC double glazed window overlooking front of property enjoying views; recessed wardrobe; radiator.

### Family Bathroom:

10'3" x 8'2" (3.13m x 2.51m)

Three piece suite comprising timber panelled bath with shower screen and electric shower above, pedestal wash hand basin and low level WC; built-in linen and airing cupboard housing wall mounted Worcester central heating boiler. Radiator; timber panelling to wainscot level. uPVC double glazed window to rear.



## SECOND FLOOR

### Bedroom No 2:

13'1" x 11'1" (4m x 3.4m)

Built-in eaves storage cupboards to either side, built-in alcove storage cupboard; skylight window.

### Outside:

The property has an attractive small forecourt garden area to rear with hardstanding and water tap. To the front of the property there is a large beautifully presented and well maintained garden, large flagged patio area at front leading down to lawned garden and lower level patio area together with timber garden shed. Range of established shrubs and plants.



### Agent's Note:

Please note the property has communal shared parking at the rear of the property, we understand this is Council owned but the residence share the parking area between all ten properties. To the front of the property there is a right of way access leading along the front for adjoining property.

### Services:

Mains electricity, gas and water are connected, shared septic tank drainage (proportion of yearly charges between all cottages).

### 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](mailto:conwy@iwanmwilliams.co.uk)

### Directions:


Proceed from Conwy through Llandudno Junction out towards the A55, Pensarn Cottages are located directly opposite the turning for Narrow Lane on the right hand side overlooking the railway.

### Proof of Identity:

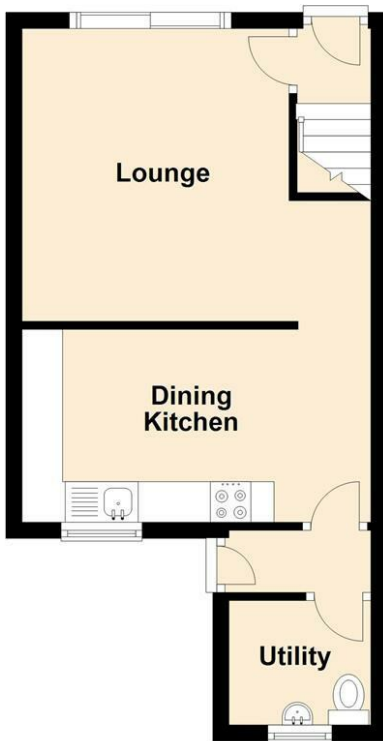
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current 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.



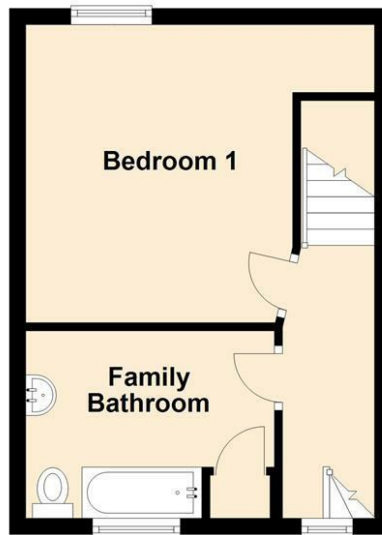


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Ground Floor**



**First Floor**



**Second 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  
Web: <https://www.iwanmwilliams.co.uk>

