



18 Seiriol Road

Penmaenmawr LL34 6HB

£129,500

A traditional inner terrace, ex-local authority home with large garden, sea and coastal views.

Located in a slightly elevated setting close to the village centre enjoying extensive views towards the Great Orme and Puffin Island.

Affording entrance hall, lounge, sitting/dining room, kitchen, landing, bedroom 1, bedroom 2, bedroom 3, shower room.

The property is in need of upgrading and modernisation but would make a lovely first time or family home. Central heating and uPVC double glazing, large gardens to front and rear.



Tel: 01492 555500

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



Location

Penmaenmawr is a village situated on the North Wales Coast enjoying the backdrop of the Snowdonia hills and far reaching sea views towards Anglesey coastline. Benefitting from local shops and services, sandy beach and miniature railway station. The A55 facilitates easy travelling along the North Wales Coast from Chester through to Anglesey.

The Accommodation Affords
(approximate measurements only):

Reception Hall:

uPVC double glazed front door; built-in storage and meter cupboard; radiator; staircase leading off to first floor level.

Lounge:

9'10" x 13'5" (3m x 4.1m)

uPVC double glazed window overlooking front with views towards the Great Orme; radiator; gas point.

Rear Dining/Sitting Room:

13'1" x 10'9" (4m x 3.3m)

Adam style fireplace surround with marble hearth; TV point; plinth for television and store cupboard below; recessed alcove with built-in cupboard and shelving above; radiator; uPVC double glazed window to rear.

Kitchen:

9'10" x 8'6" (3m x 2.61m)

Base and wall units; single drainer sink with mixer tap; plumbing for automatic washing machine; space for fridge; gas cooker point; uPVC double glazed window and door to rear.

FIRST FLOOR



Landing:

Built-in airing cupboard with storage above.

Bedroom No 1:

9'7" x 9'10" (2.94m x 3m)

uPVC double glazed window overlooking front enjoying extensive views towards Puffin Island and the Great Orme. TV point; recessed shelving; radiator.

Bedroom No 2:

11'10" x 9'10" (3.63m x 3m)

Cast iron fireplace surround; built-in wardrobe; picture rail; radiator.

Bedroom No 3:

9'8" x 7'5" (2.97m x 2.28m)

uPVC double glazed window overlooking front; radiator; sea views.

Shower Room:

7'1" x 6'3" (2.18m x 1.92m)

Wet room style shower, low level WC and wash basin; radiator; uPVC double glazed window to rear.

Outside:

The property has a large front garden with grassed areas to either side of central path; outside seating area; hedging providing privacy. To the rear of the property there are steps leading down to courtyard, terraced garden and timber garden shed.

Services:

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

Council Tax Band:

Conwy County Borough Council tax band 'B'.

Viewing:

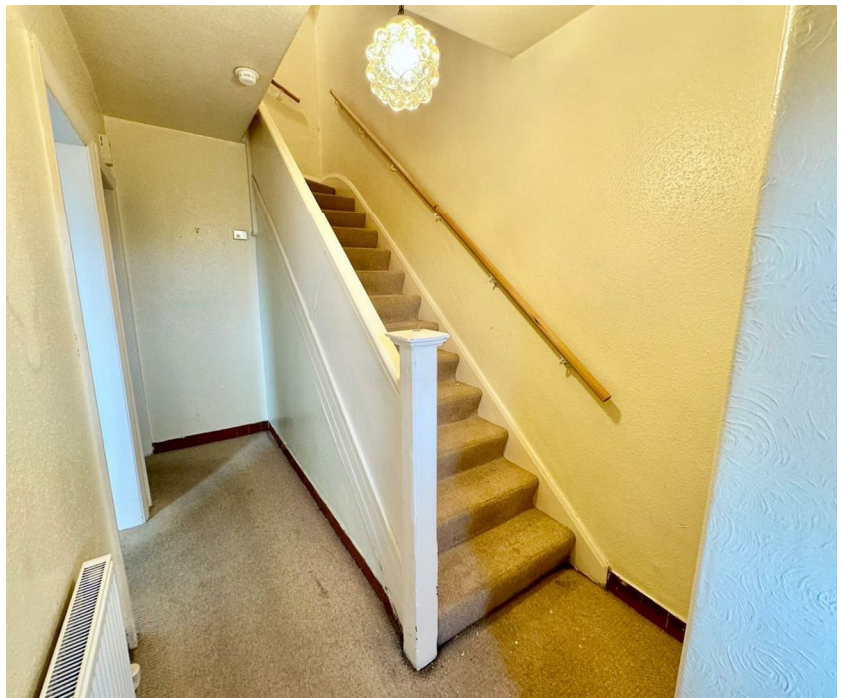
By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

Directions:

Proceed into the village of Penmaenmawr, go through the village centre and the crossroads, turn left up Gilfach Road, continue up the hill and turn second right into Seiriol Road and the property will be viewed on the left hand side.

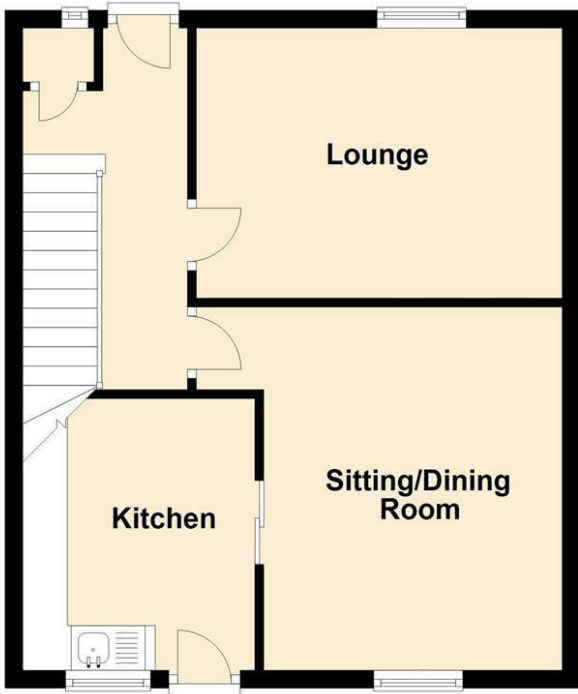
Proof of Identity:

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.

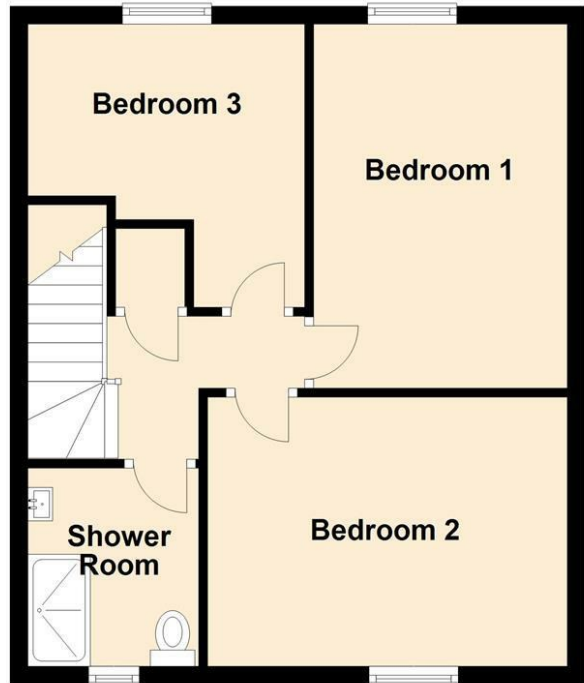


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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