



1 Orsedd Cottages

Glanwydden LL31 9JS

£225,000

A delightful 2-bedroom end terrace cottage located in a popular village setting convenient for the North Wales Coastal towns of Llandudno and Rhos On Sea.

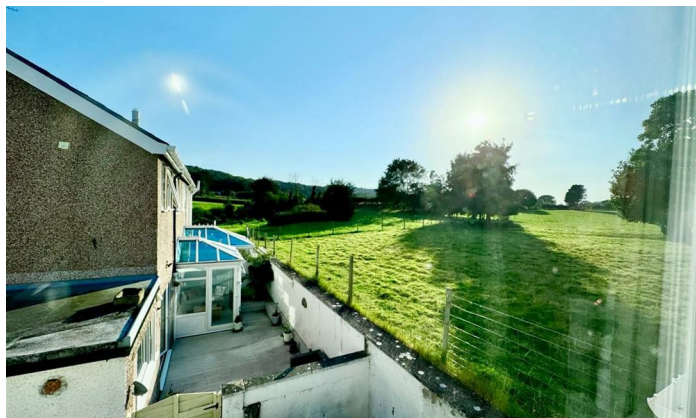
VIEWING HIGHLY RECOMMENDED

Beautiful, immaculately presented accommodation with attached car garage, cottage style garden, rear courtyard and driveway parking.

Affording entrance porch, lounge, inner lobby, dining kitchen, rear entrance porch, landing, bedroom 1, bedroom 2, shower room.

The cottage has been modernised and upgraded by the present owners and offers spacious light and airy accommodation with the benefit of gas fired central heating and double glazing.

Glanwydden is a popular rural village surrounded by open countryside with many popular walks from your doorstep, before returning to fine cuisine and refreshments at The Queen's Head which is within a short walk of the cottage.



Tel: 01492 555500

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



Location

Glanwydden is a picturesque village in a semi rural setting within close proximity of Llandudno, Penrhyn Bay and Rhos on Sea. The village is a popular destination due to the popular village Inn and Restaurant - The Queen's Head.

The Accommodation Affords
(Approximate measurements only)

UPVC double glazed door:
Leading to:

Entrance Porch:

uPVC double glazed side window; tiled floor; electric meters; cloak hooks. Timber and glazed door to:

Lounge:

14'11" x 10'4" (4.56m x 3.17m)

Feature recessed fireplace with inset cast iron multi-fuel stove, oak lintel over and slate hearth. Laminated timber effect flooring; open rafter ceiling; TV and telephone point; TV and telephone point; uPVC double glazed window overlooking front. Timber and glazed door leading to:

Internal Hallway/Lobby:

Turn staircase leading off to first floor level; built-in understairs storage cupboard with plumbing and space for washing machine; power points; light connected.

Dining Kitchen:

11'8" x 7'5" (3.57m x 2.27m)

Fitted range of base and wall units with complementary worktops; single drainer sink with mixer tap; integrated stainless steel oven; four plate ceramic hob and canopy extractor hood above. Space for fridge freezer and table; radiator; uPVC double glazed window overlooking rear. Timber and glazed door leading to:



Outside uPVC double glazed Entrance Porch:
6'6" x 2'7" (2m x 0.81m)

Quarry tiled floor; fitted bench and seating with space below for boots.

FIRST FLOOR

Landing:

uPVC double glazed window; built-in storage cupboard.

Bedroom No 1:

9'11" x 9'10" (3.04m x 3m)

uPVC double glazed window overlooking front; radiator.

Bedroom No 2:

11'9" x 6'11" (3.6m x 2.11m)

uPVC double glazed window overlooking side elevation enjoying extensive views; radiator.

Wet Room:

7'7" x 4'7" (2.33m x 1.41m)

Large walk-in shower with glazed screen, concealed cistern WC and vanity wash basin; wall and floor tiling; ladder style chrome heated towel rail; extractor fan; inset lighting; uPVC double glazed window.

Outside:

The property occupies an end terrace with attached car garage having up and over door, rear personal door, power and light connected. Front driveway providing ample off road parking; attractive seating area to front with established rose beds and shrubs. Side path leads to rear entrance door into small private courtyard. Please note the path leads round the back to the adjoining properties.

Services:

Mains water, electricity, gas and drainage are connected to the property. Gas fired central heating.

Council Tax Band:

Conwy County Borough Council - Currently Business Rates apply.

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:

From Llandudno travel along the A470 at the first roundabout take the first turning, continue along the road towards Penrhyn Bay turning right just before you enter Penrhyn Bay into Glanwydden Road, continue into the village, turn right at the junction and the property will be viewed a short distance on the right hand side.

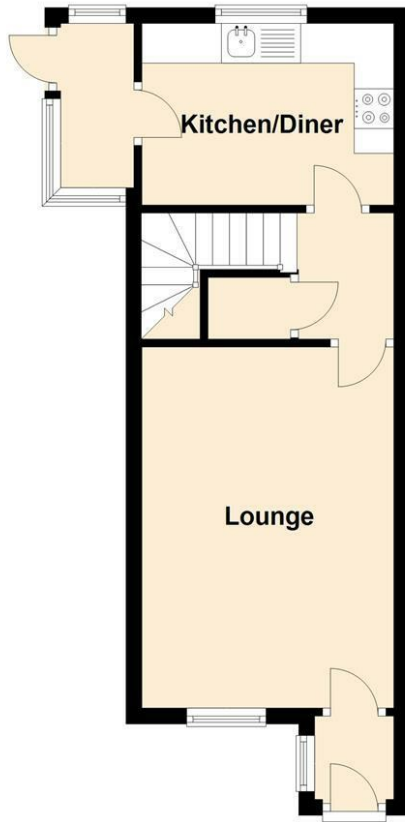
Proof of Identity:

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.

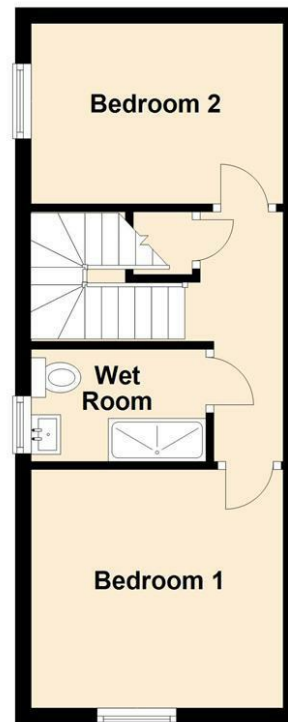


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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