



70 Parc Pentywyn Deganwy Conwy LL31 9FP £275,000

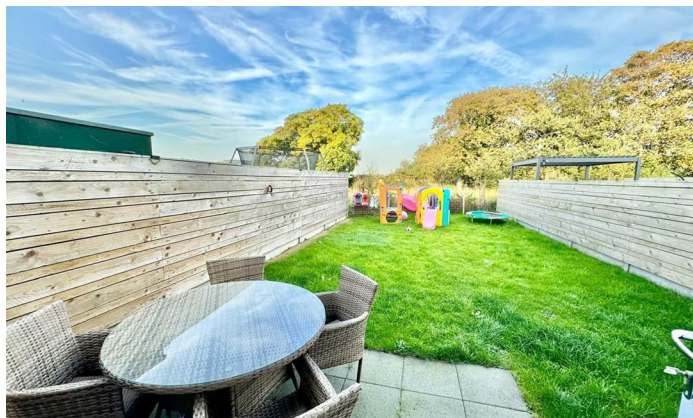
A spacious, Beautifully presented 3 bedroom semi detached house backing onto open fields on the edge of the development.

Superb eco - friendly 3 bedroom family home offering well appointed and spacious accommodation with large level rear garden, brick paved hardstanding for two cars, central heating, solar panels, uPVC double glazing.

Convenient and quiet edge of development setting overlooking open field at rear.

Affording reception hall, cloakroom, dining kitchen, lounge with French doors onto rear patio and garden, landing, bedroom 1 with en-suite shower room, bedroom 2, bedroom 3, family bathroom.

Viewing Highly Recommended.



Tel: 01492 555500
<https://www.iwanmwilliams.co.uk>


IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



Location

The Accommodation Affords:
(Approximate measurements only)

Reception Room

Composite double glazed front door leading to reception hall with radiator, balustrade staircase leading off to first floor level.

Cloakroom

With w.c. and vanity wash basin, radiator, tiled floor.

Lounge

16'8" x 14'2" maximum (5.1m x 4.32m maximum)
uPVC double glazed window and French doors leading onto rear patio, radiator. t.v. point.

Dining / Kitchen

15'8" x 9'4" (4.8m x 2.85m)
Fitted range of modern base and wall units with complimentary work tops, integrated dishwasher, fridge/freezer, stainless steel oven, induction hob and canopy extractor hood above, 1.5 bowl sink with mixer taps, plumbing for automatic washing machine, built in cupboard housing high pressure cylinder, wall mounted Worcester boiler with cupboard surround, double panelled radiator, tiled floor, inset spot lighting, uPVC double glazed window to front.

First Floor Landing

Access to roof space, two built in store cupboards.



Bedroom 1

14'3" x 8'11" (4.35m x 2.74m)

uPVC double glazed window overlooking rear of property, radiator, en-suite shower room with shower enclosure, sliding door, wash basin, low level w.c. chrome heated towel rail, extractor fan.

Bedroom 2

11'6" x 8'11" (3.51m x 2.72m)

uPVC double glazed window, radiator.

Bedroom 3

10'8" x 7'4" (3.26m x 2.25m)

uPVC double glazed window overlooking rear, radiator.

Family Bathroom

6'6" x 7'3" (2.0m x 2.23m)

Panelled bath with shower above, pedestal wash basin, low level w.c. wall tiling, chrome heated towel rail, extractor fan, inset spot lighting, tiled floor.

Outside

Brick paved front driveway and hardstanding providing parking for 2 vehicles, side access leading to large enclosed level rear garden, mainly laid to lawn, patio area backing onto field.

Services

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

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.

Council Tax Band:

Conwy County Borough Council tax band 'D'

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:


Turn into estate - continue all the way to the bottom turn left then right and left at the very bottom - no 70 backing onto field.

En suite

Agents Notes:

Maintenance is £350 per year this covers ground work on the estate paid in 2 instalments of £175.

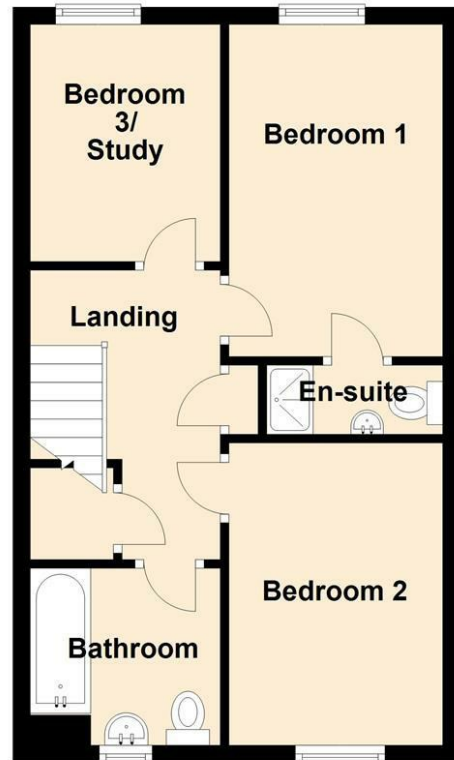


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	90	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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