



26 Hendy

Tal-Y-Bont LL32 8JQ

£189,950

A deceptively spacious three bedroom semi detached property occupying a large corner plot set within popular residential area situated within an estate of similar properties. Located within walking distance to local school, Post Office, shops, public house and the popular tourist attraction of Zip World.

Benefiting from uPVC double glazing, off road parking to rear, large wrap-around garden.

Close proximity to all local attractions and amenities.

Affording entrance hall, lounge, dining room, kitchen, cloakroom WC, bedroom 1, bedroom 2, bedroom 3, wet room.

Subject to Local Occupancy Clause, please ask for further information.

Viewing recommended.



Tel: 01492 555500

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



Location

Pleasantly situated within the rural village of Tal y Bont in the beautiful Conwy Valley. The village is located on the outer edge of the Snowdonia National Park. Located approximately 7 miles from Conwy, approximately 6 miles from the traditional market town of Llanrwst and approximately 10 miles from Betws y Coed. Within easy access of the A55 Expressway giving access to all main routes. The main Holyhead to London railway line at Llandudno Junction connects directly with Manchester airport.

The Accommodation Affords
(approximate measurements only):

Entrance Hallway:

Night storage heater; staircase leading off to first floor level; cloak-hooks; uPVC double glazed front door.

Lounge:

11'6" x 10'9" (3.51m x 3.29m)

Feature fireplace surround with tiled hearth and wooden lintel; TV point; night storage heater; uPVC double glazed window overlooking rear garden; picture rail.

Dining Room:

11'5" x 10'9" (3.48m x 3.28m)

Feature Adam style fireplace with coal effect electric fire (not tested), marble inset and hearth; picture rail; storage heater; built-in cupboard housing hot water cylinder, slatted shelving.

Kitchen:

11'7" x 6'11" (3.55m x 2.11m)

Range of fitted base and wall units with complementary worktop; uPVC double glazed window overlooking front elevation; single drainer stainless steel sink with mixer tap; tile effect flooring; space for electric cooker; pantry cupboard; space for tall fridge freezer. Timber and glazed door leading through to:



Rear Porch:

uPVC double glazed door leading onto side garden; tiled flooring; uPVC double glazed window overlooking side. Timber and glazed door leading to:

Cloakroom:

Low level WC; wall mounted wash basin; heated ladder style heated towel rail; tiled flooring; extractor fan.

FIRST FLOOR

Landing:

Access to roof space; uPVC double glazed window overlooking side elevation.

Bedroom No 1:

13'1" x 10'10" (3.99m x 3.32m)

uPVC double glazed window enjoying open aspect to rear.

Bedroom No 2:

11'2" x 10'11" (3.42m x 3.33m)

uPVC double glazed window overlooking rear garden; night storage heater.

Bedroom No 3:

8'3" x 6'11" (2.53m x 2.13m)

uPVC double glazed window overlooking front of property.

Wet-room:

Electric shower, pedestal wash basin and low level WC; extractor fan; wall tiling; uPVC double glazed window.

Outside:

The property benefits from an extensive wrap-around garden with small grassed area with paved borders to front and large lawn to rear, a range of fruit trees, plants, hedge borders, off-road parking and greenhouse.

Services:

Mains water, electricity and drainage connected to the property.

Council Tax Band:

Conwy County Borough Council tax band 'C'.

Directions:

On entering the village of Tal Y Bont from the direction of Conwy, pass the Bedol Public House and take the first left into Hendy Estate. Continue into the estate and bear right, No 26 can be found further along on the right hand side.

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

Local Occupancy Clause

The property is subject to a Section 157 Local Occupancy Clause, the purchaser must be resident in the County of Conwy or within a 30 mile radius (within Wales) for a minimum of 3 years, please ask the agents for more information.

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	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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