



## 8 Penmaen Road

Conwy LL32 8EU

£240,000

A spacious, well appointed three bedroom semi-detached house in convenient and popular location within level walking distance of Conwy town and the Marina.

Improved and up upgraded home offering beautifully presented accommodation over two floors with sizable rear garden and views.

Affording entrance porch, lounge, dining/kitchen, sun lounge/utility, landing, bedroom 1, bedroom 2, bedroom, bathroom.

Gas fired central heating and uPVC double glazing, large rear garden with purpose built raised and covered area for hot tub and outside dining/ entertaining area including garden studio.

A good family home close to all amenities and local school.

Viewing Highly Recommended.



Tel: 01492 555500

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





## Location

Located within walking distance of the historic castle town of Conwy. The town has a variety of retail outlets, hotels, library and several places of interest. There are local primary and secondary schools, social and recreational facilities including an 18-hole golf course and yachting marina nearby.

The Accommodation Affords  
(approximate measurements only):

### Front Entrance Porch:

Leading to small hallway with staircase leading off to first floor level.

### Lounge:

16'10" x 9'10" (5.15m x 3m )

Radiator; uPVC double glazed window overlooking front and rear elevation; t.v point; fire place surround with pebble effect electric fire.





### L shaped Dinning Kitchen:

14'0" x 16'0" (4.29m x 4.9m )

Fitted range of modern base and wall units with wood effect complimentary worktops; built in cupboard housing Worcester combi boiler for central heating and hot water; four ring gas hob with stainless steel and glazed extractor canopy above; wine rack; 1 1/2 bowl sink with mixer tap; split level integrated oven and microwave; integrated fridge freezer; tall larder cupboard; wood effect flooring.

Breakfast bar sub dividing from dining area; radiator; uPVC double glazed windows overlooking front and rear.

### Timber & Glazed Door Leading To:

#### Sun Lounge/Utility

7'0" x 6'6" (2.15m x 2m )

Radiator; power point; plumbing for automatic washing machine; uPVC double glazed window and sliding patio doors leading onto rear garden.

### First Floor Landing:

Radiator; uPVC double glazed window overlooking rear enjoying views towards the Vardre.

### Bedroom 1:

12'2" x 10'11" (3.71m x 3.35m )

Radiator; built in wardrobes with sliding mirror door; uPVC double glazed window overlooking front; walk in dressing room with a range of shelving and space for dressing table.

### Bedroom 2:

8'3" x 10'11" (2.53m x 3.34m)

Radiator; uPVC double glazed window front.

### Bedroom 3:

8'3" x 7'1" (2.53m x 2.16m )

Radiator; uPVC double glazed window overlooking rear enjoying views towards the Vardre.

### Bathroom:

7'10" x 4'3" (2.4m x 1.3m )

Three piece suite comprising panelled bath with mixer tap shower above; shower screen; pedestal wash hand basin with mirror fronted medicine cabinet above; low level w.c; radiator; half tiled walls.





### Outside:

The property occupies a large plot with level gardens to front and rear; large enclosed rear garden which is mainly laid to lawn; large flagged patio to immediate rear with outside lighting and water tap, at the end of the garden there is a purpose built outside entertaining area with outside raised and built in BBQ, raised beds, built in storage, covered seating and dining area covered area with space for hot tub and electricity provided.

In addition there is also a garden studio room measuring 3.5m x 2.65m with bar and t.v point, windows to front and side elevation, stable door, wall mounted heater (not tested).

### Services:

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

### 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)


### 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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

## Iwan M Williams Estate Agents

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