



## Awelfan 8 New Road

Llanddulas LL22 8EL

£465,000

An immaculate 3 bedroom detached family home in popular residential area, large rear garden and views.

Beautifully presented home set in large plot with paved driveway, parking and integral car garage. Rear conservatory and flagged patio, substantial level grassed garden. Affording: Reception Hall, Shower Room, Living Room, conservatory, Dining/Breakfast Room, Kitchen, 3 Bedrooms and spacious 5 piece Bathroom. Gas fired central heating and double glazing. Views to hillsides and partial sea views. Accessible for country and beach walks. Viewing Highly Recommended.



Tel: 01492 555500

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



## Location

Occupying a quiet setting in the countryside between Llanddulas and Rhyd y Foel but within close/easy access of the A55 and all local facilities. The property is within 2.5 miles of Abergele and 2.5 miles of Colwyn Bay.

The Accommodation Affords  
(approximate measurements only):

### Reception Hall:

UPVC double glazed front door; understairs storage cupboard; coved ceiling; telephone point; balustrade and spindle staircase leading off.

### Shower Room:

Shower enclosure with remote controlled shower, vanity wash basin and low level WC; fully tiled walls; uPVC double glazed window to front elevation; chrome ladder style heated towel rail; wall and mirror light unit.

Timber and glazed door leading to:

### Lounge:

15'9" x 10'11" plus 10'3" x 5'10" (4.81m x 3.33m plus 3.14m x 1.78m)

Front sun lounge area. uPVC double glazed window overlooking front of property; wall mounted convactor radiator; recessed fireplace with Living Flame coal effect gas fire, fireplace surround; uPVC double glazed windows; coving.



### Conservatory:

11'0" x 8'1" (3.37m x 2.48m)

Timber flooring; uPVC double glazed windows and roof with remote controlled opening roof windows; French doors leading onto rear flagged patio; wall mounted radiator.

### Dining/Breakfast Room:

8'10" x 8'10" (2.7m x 2.7m)

UPVC double glazed window overlooking rear garden; wall mounted convector radiator; inset spotlighting. Doorway leading to:

### Kitchen:

12'5" x 10'4" (3.81m x 3.16m)

Fitted range of modern base and wall units with granite worktops, moulded granite drainer, 1 ½ bowl sink with mixer tap; integrated Smeg dishwasher; integrated washing machine and fridge freezer. Neff split level double oven and grill. uPVC double glazed window overlooking rear with plinth over and inset spotlighting. Four piece ceramic hob with canopy stainless steel extractor hood above. uPVC double glazed rear door.



## FIRST FLOOR

### Landing:

UPVC double glazed window overlooking front; double panelled radiator; coving.

### Bedroom No 1:

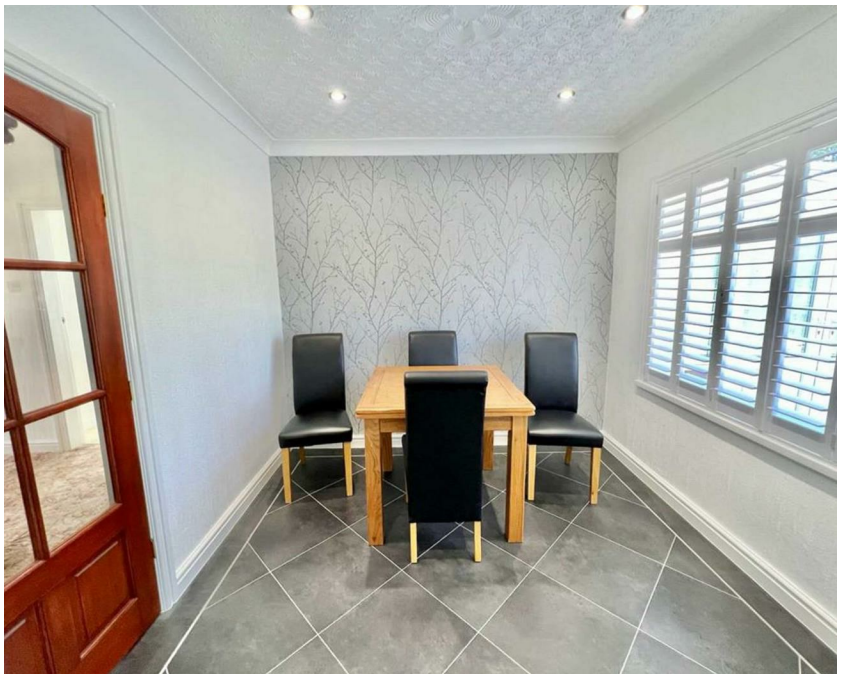
15'10" x 10'10" (4.84m x 3.32m)

UPVC double glazed windows overlooking front and rear enjoying views; double panelled radiator.

### Bedroom No 2:

10'5" x 12'5" (3.19m x 3.79m)

Radiator; uPVC double glazed window overlooking rear garden enjoying views; coved ceiling.



### Bedroom No 3:

9'10" x 8'10" (3m x 2.71m)

Radiator; uPVC double glazed window overlooking side elevation.

### Bathroom:

8'9" x 8'9" (2.69m x 2.68m)

Four piece suite comprising whirlpool bath, contemporary vanity unit with granite worktop and wash basin, wall mounted mirror with inset lighting above, large corner shower enclosure with body spray unit, concealed cistern WC and bidet; radiator; fully tiled walls; towel rail.



### Outside:

Wrought iron gates with paved driveway leading to hardstanding and garage. Lawned front garden with borders; flagged patio; side access leading to a large enclosed rear garden with raised flagged patio, large grassed level garden leading to lower section with steel garden store shed and grassed areas.

### Integral Car Garage:

16'11" x 9'3" (5.16m x 2.82m)

Up and over door, concrete floor; power and light connected; base and wall units; electric meters; uPVC double glazed window; wall mounted Worcester boiler for central heating and hot water; alarm panel.

### 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)

### Services:

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

### Directions:

Proceed from the A55 travelling from Conwy, turn off the A55 after Colwyn Bay into Llanddulas doubling back under the Expressway towards Llanddulas, continue out of the village towards Abergele and turn first right by the former school, then continue along this road passing a converted church on the right hand side, take the first left into New Road and the property will be viewed on the left hand side. Agents board outside.

### Council Tax Band:


Conwy Council Tax Band - E.

### 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>	<b>73</b>	<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 option must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

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