



Greystone Conwy Road

Llandudno Junction LL31 9NH

£179,950

A spacious double fronted 2-bedroom bungalow set in private large gardens in an elevated setting within the town centre of Llandudno Junction.

Convenient setting within walking distance of shops, train station and the A55 Expressway.

Set in well maintained established gardens.

Affording entrance vestibule, reception hall, lounge, dining room, kitchen, bedroom 1, bedroom 2, bathroom and WC.

Gas fired central heating and double glazing. Side timber and glazed garden room.



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





Location

Located within level walking distance to the centre of Llandudno Junction which has a variety of local shops and amenities. It is located on a main railway line and bus route and is very close to the A55 Expressway for easy access to Chester and the motorways. The castle town of Conwy is just a short distance away with the bigger towns of Llandudno and Colwyn Bay close by.

The Accommodation Affords
(approximate measurements only)

Entrance Porch:

Double glazed door with obscured panel, two single glazed side windows, tiled flooring, wooden door with obscured glass leading to entrance hall.

Entrance Hall:

Cupboard housing electrics, radiator, doors to:

Lounge:

13'3" (max into bay) x 11'9" (max) (4.04m (max into bay) x 3.6m (max))

Double glazed bay window to front with distant hill views, picture rail, gas fired marble effect hearth, radiator.

Dining Room:

10'9" (max) x 11'5" (max). (3.3m (max) x 3.48m (max).)

Double glazed window to side, radiator, cupboard housing boiler, opening to:



Kitchen:

8'2" x 9'10" (2.51m x 3m)

Range of wall and base units with worktop over, tiled splashback, space for fridge, freezer, cooker and washing machine, double glazed window to rear overlooking the garden, double glazed door with obscured glass accessing the garden.

Inner Hall:

From entrance hall, doors to:

WC:

Low level WC, double glazed obscured window to rear.

Bathroom:

Bath with over shower, wash hand basin, part tiled walls, double glazed obscured window to rear, radiator.

Bedroom No 1:

11'9" (max.) x 15'10" (max.) (3.6m (max.) x 4.85m (max.))

Two double glazed windows to side, radiator.

Bedroom No 2:

9'10" x 11'9" (3m x 3.6m)

Double glazed window to front, radiator, picture rail.

Outside:

Steps leading up to front garden laid with lawn, planted borders of shrubs and bushes. Garden to rear mainly laid to lawn, patio area, planted shrubs and trees, wall and fenced boundary with garden shed.

Sun Room:

13'1" x 6'10" (4.01m x 2.1m)

Access externally. Double glazed windows to three sides, wooden door with glass panel leading in, power connected.

Services:

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

Council Tax Band:

Conwy County Borough Council tax band 'D'.

Directions:

From the castle in Conwy proceed in the direction of Llandudno Junction at the roundabout take the second exit. Follow the road through the town and the property can be found half way up the hill on the left 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

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		82
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground 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

5 Bangor Road
Conwy
LL32 8NG

Tel: 01492 555500
Email: conwy@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

