



34 Pengarth

Conwy LL32 8RP

£230,000

A spacious, well presented, 3-bedroom family home in popular residential area on the outskirts of Conwy, commanding extensive rear views.

Occupying a spacious corner plot in a quiet cul-de-sac setting with gardens and off road parking. Well appointed accommodation comprising entrance porch, reception hall, sitting room, lounge and dining room, kitchen, landing, 3 bedrooms, shower room and separate WC. Gas fired central heating and uPVC double glazing. The property has been well maintained throughout but would benefit from some modernisation. Ideal family home in popular and convenient setting.

Viewing recommended.



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

IWMW
IWAN M WILLIAMS
 ESTATE AGENTS • GWERTHWYR TAI



Location

The Accommodation Affords
(approximate measurements only):

Front Entrance Porch:

uPVC double glazed sliding door; wall lights.

Reception Hall:

uPVC double glazed front door; radiator; turn staircase leading off to first floor level; understairs storage cupboard; laminated floor.

Sitting Room:

11'4" x 11'4" (3.47m x 3.47m)

uPVC double glazed window overlooking front; former fireplace; double panelled radiator.

Lounge & Dining Room:

10'10" x 15'3" (3.31m x 4.67m)

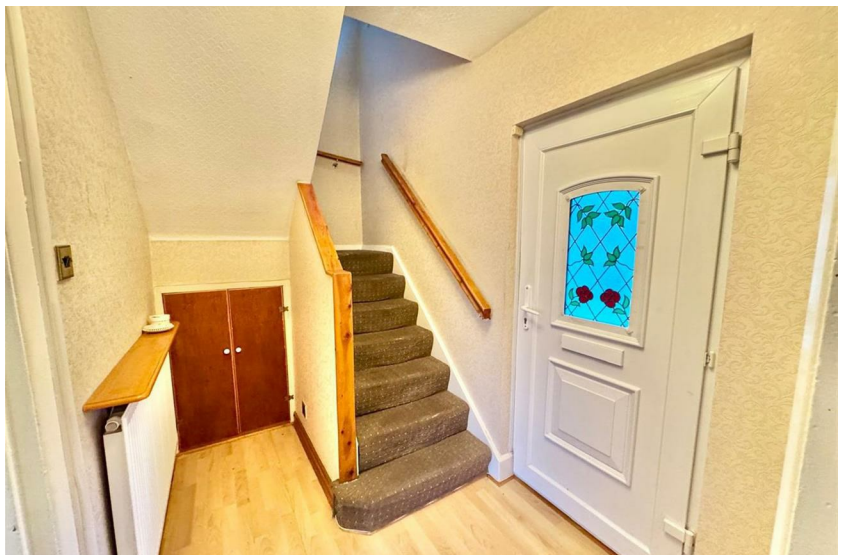
Feature 'Adam' style fireplace surround with marble inset and hearth, Living Flame coal effect gas fire (not tested); TV point; dado rail; coved ceiling; wall lights; double panelled radiator; uPVC double glazed window to rear. Timber and glazed door to:

Kitchen:

10'10" x 6'11" (3.31m x 2.11m)

Base and wall cupboards with complementary worktops; space for washing machine; gas cooker point; single drainer sink; wall tiling; uPVC double glazed window and door to rear; gas meter; space for fridge.

Turn staircase from Reception Hall leading to:



FIRST FLOOR

Landing:

uPVC double glazed window over staircase;
access to roof space.

Shower Room:

Shower enclosure with electric shower, pedestal wash hand basin, wall tiling; radiator; uPVC double glazed window; built-in cupboard housing 'Ideal' central heating boiler; linen shelving.

Separate WC:

Low level suite.

Bedroom No 1:

11'4" x 11'3" (3.47m x 3.45m)

uPVC double glazed window overlooking front;
double panelled radiator.

Bedroom No 2:

10'11" x 9'10" (3.34m x 3m)

uPVC double glazed window overlooking rear
enjoying views towards the Conwy Valley and
mountains; double panelled radiator.

Bedroom No 3:

10'11" x 6'11" (3.34m x 2.12m)

uPVC double glazed window overlooking rear
enjoying views; double panelled radiator.

Outside:

The property occupies a large corner plot with
tarmacadam driveway providing off road parking.
Rear terraced garden. Lean-to outside store shed
with power and light connected; outside water tap.
Grassed front garden.

Services:

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

Council Tax Band:

Conwy County Borough Council tax band 'C'.

Directions:

From our office turn immediately left into Uppergate
Street, through the arch, immediate left along St
Agnes Road to the end turn right towards Gorlan
continue straight ahead and take the second
turning on the right into the cul-de-sac and No 34
can be viewed 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

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	61	
(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.
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