



6 Dalar Aur

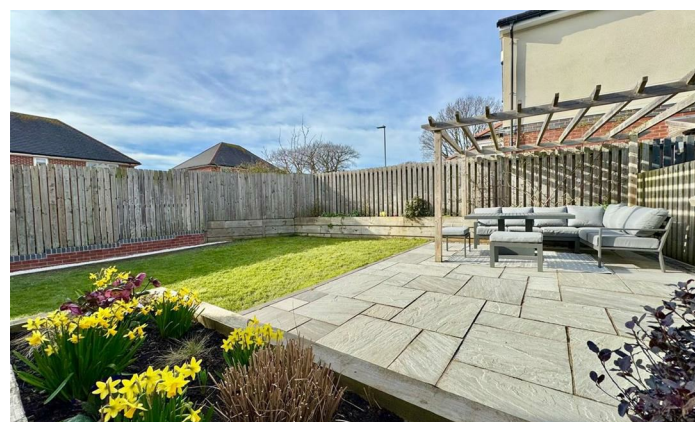
Llandudno Junction LL31 9FH

£335,000

An immaculate 3 bedroom detached family home in a superb edge of cul-de-sac setting with open front and rear views. Commanding a corner plot with attractive front and rear gardens, large brick paved driveway for parking, integrated single car garage and views down towards the Conwy Valley.

A beautifully presented home offering spacious light and airy accommodation with the benefit of good insulating qualities, solar panels, gas central heating and uPVC double glazing. Affording reception hall, cloakroom, lounge, large dining kitchen, utility room, landing, bedroom 1 with en-suite shower room, bedroom 2, bedroom 3, family bathroom. Established landscaped gardens, including pergola over corner flagged patio area and lawned garden with raised borders.

VIEWING HIGHLY RECOMMENDED.



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)

Reception Hall

Composite double glazed front door, tiled floor, radiator, balustrade staircase leading off to first floor level with bespoke pull-out drawer and storage units below, covered radiator.

Cloak Room

Low level w.c. vanity wash basin, radiator, uPVC double glazed window.

Lounge

14'1" x 10'7" (4.31m x 3.25m)

Radiator, TV point, views extending down the Valley.



Kitchen & Dining Room

21'10" x 7'9" (6.67m x 2.38m)

Fitted range of base and wall units with complementary work tops, five ring gas hob, canopy stainless steel extractor hood above, space for American style fridge, peninsular base unit sub dividing the Kitchen from dining area. Split level oven and grill, 1.5 bowl sink with mixer tap, integrated dishwasher, uPVC double glazed window to rear.

Dining area with panel effect wall to one side, tiled flooring, radiator, uPVC double glazed French windows leading onto rear garden.

Utility Room

7'8" x 4'4" (2.36m x 1.33m)

Base and wall units with complementary work tops, uPVC double glazed rear door, plumbing for automatic washing machine and space for dryer.

First Floor Landing

Built in cylinder cupboard and separate storage cupboard, radiator.

Bedroom 1

12'10" x 10'8" (3.93m x 3.26m)

uPVC double glazed window overlooking front and side, views extending down the Valley towards the mountains. Radiator, TV point.

En-suite Shower Room

6'4" x 5'9" (1.95m x 1.77m)

Shower enclosure, low level w.c. pedestal wash hand basin, chrome heated towel rail, shaver point, uPVC double glazed window overlooking front, extractor fan.

Bedroom 2

8'8" x 11'10" (2.66m x 3.61m)

uPVC double glazed window overlooking rear enjoying open aspect views, radiator.

Bedroom 3

10'7" x 6'11" (3.25m x 2.11m)

uPVC double glazed window overlooking rear enjoying open views, radiator.

Bathroom

7'11" x 5'6" (2.42m x 1.7m)

Panelled bath, shower above, wash basin and w.c. medicine cabinet, shaver point, chrome heated towel rail.

Integral Garage

17'0" x 8'5" (5.19m x 2.57m)

Automatic up and over door, wall mounted central heating boiler.



Outside

Brick paved driveway, providing ample off road parking, landscaped front garden area with side access leading to enclosed rear garden on two tiers. Lower level patio area with steps leading up to lawned garden and corner pergola and flagged patio area.

Services

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

Viewing

By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

Proof Of Funds

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.

Tenure

Freehold but subject to an annual maintenance charge of the communal areas. We understand this to be approximately £463.86 which is paid in two installments January and July .

Council Tax Band:


Conwy County Borough Council tax band 'E'

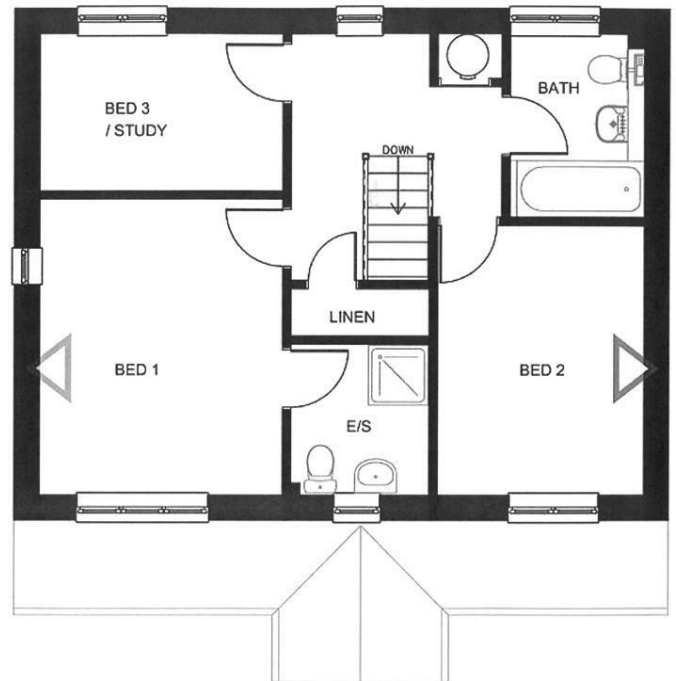
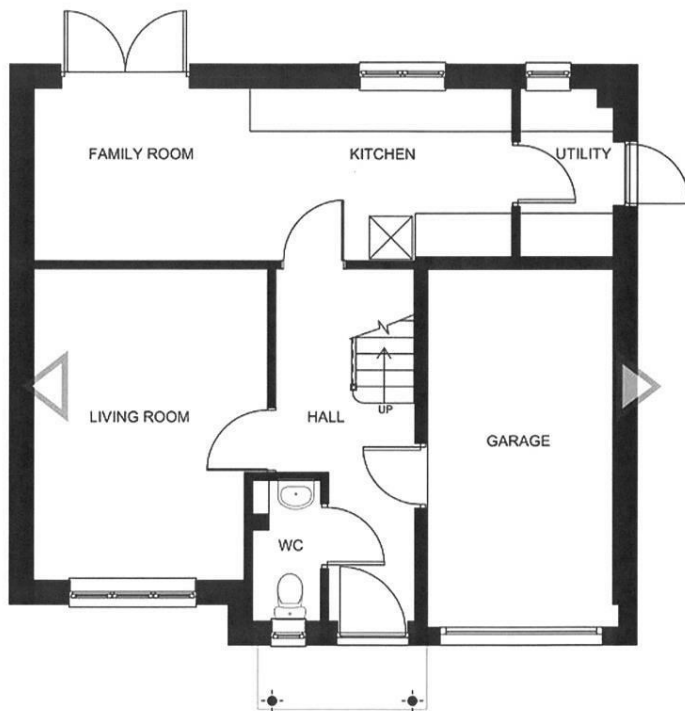
Directions

From the Black Cat roundabout, continue up the A470 to the first roundabout at the top of the hill, take the first exit down Narrow Lane, turn left by the modern office block and continue the road around the housing estate and Dalar Aur is the second turning on the right hand side. The property will be viewed half way down on the left hand side, located on the edge of the cul-de-sac.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	89	91
(81-91) B		
(69-80) C		
(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 



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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