



36 Maes Y Castell

Llanrhos LL30 1NG

£295,000

A beautifully maintained semi-detached bungalow set in sizeable plot enjoying open front aspect and views.

Located in this popular residential area within Llanrhos, set in a level beautifully landscaped gardens with brick paved driveway providing ample off road parking, detached car garage with automatic door. The bungalow is immaculate throughout and benefits from uPVC double glazing, gas central heating, Aga range cooker, modern kitchen and bathroom.

Affording entrance porch, reception hall, lounge, breakfast kitchen, rear porch, bedroom No 1, bedroom No 2, bathroom.

Viewing highly recommended.



Tel: 01492 555500

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





Location

Situated in the village of Llanrhos and within close reach of local shops. Lying east of Deganwy and to the south of Llandudno with beautiful country surroundings and good access to the A55.

Accommodation Affords:
(approximate measurements only)

Front Entrance Porch:
uPVC double glazed door and windows; tiled floor.

Reception Hall:
Radiator; access to roof space.

Lounge:
12'9" x 11'9" (3.9m x 3.6m)
Feature 'Adam' style fireplace and hearth, living flame gas fire; coving; TV point; uPVC large walk-in bay overlooking front elevation; radiator.

Breakfast Kitchen:
11'9" x 9'9" (3.6m x 2.98m)
Fitted range of base and wall units finished in cream with complementary worktops; 1 1/2 bowl sink with mixer tap; Aga cooking range; breakfast bar; wall mounted central heating boiler. uPVC double glazed window overlooking rear; plumbing for automatic washing machine. uPVC double glazed door leading to:

Rear Entrance Porch:
uPVC double glazed windows and door leading to outside.



Bedroom 1:

10'9" x 10'10" (3.31m x 3.31m)

Range of built-in wardrobes with sliding doors and bedside cabinets; radiator; uPVC double glazed window overlooking front.

Bedroom2:

10'10" x 9'9" (3.31m x 2.99m)

uPVC double glazed window overlooking rear; built-in wardrobe, bedside cabinet and dressing table; radiator.

Bathroom:

6'3" x 5'3" (1.93m x 1.62m)

Three piece suite comprising panelled bath with shower above, shower screen, vanity wash basin and concealed cistern WC; radiator; uPVC double glazed window overlooking rear; medicine cabinet.

Outside:

The property occupies an enviable position within the estate, has open front aspect; large brick paved driveway providing ample parking; attractive landscaped gardens to front and rear comprising lawned and hard landscaped areas; raised beds; decking and patio area; enclosed drying and bin store area. Detached garage with up and over door; uPVC double glazed window and side personal door. Outside water tap and lighting.

Services:

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

Council Tax Band:

Conwy County Borough Council tax band 'D'.

Directions:

Proceed along Deganwy Road towards Llandudno, turn right up to Llanrhos and continue towards Plas Mariandir, turn right by the shop and continue up the hill, turn right by the green at the top and No 36 Maes Y Castell will be viewed a short distance 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		88
(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 

Ground Floor



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 or 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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