



1 Gorsefield Road

Conwy LL32 8HG

£195,000

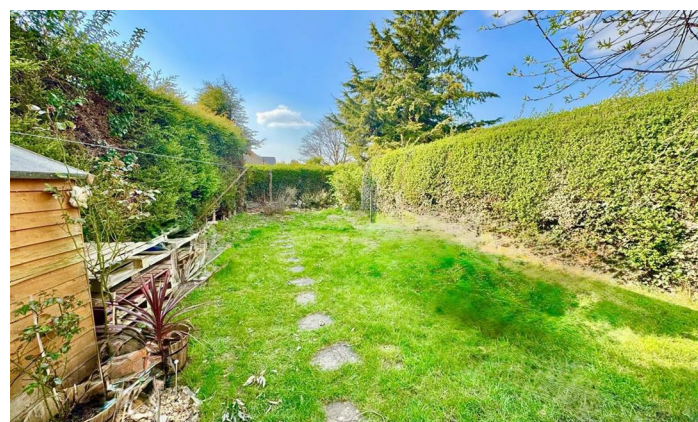
A traditional 3-bedroom semi-detached ex-local authority home in popular residential area within level walking distance of school, town centre and Conwy Marina.

Well presented family home with off road parking and good size front and rear gardens. The property benefits from central heating and double glazing.

Affording entrance lobby, lounge, dining room, kitchen, landing, bedroom 1, bedroom 2, bedroom 3, bathroom.

Located in the Morfa area of Conwy convenient for town centre and access to the A55 Expressway.

VIEWING RECOMMENDED



Tel: 01492 555500

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





Location

Located within walking distance of the historic castle town of Conwy. The town has a variety of retail outlets, hotels, library and several places of interest. There are local primary and secondary schools, social and recreational facilities including an 18-hole golf course and yachting marina nearby.

The Accommodation Affords
(approximate measurements only):

Small Entrance Lobby:

Staircase leading off to first floor level; dado rail.

Lounge:

16'8" x 10'10" (5.1m x 3.32m)

uPVC double glazed window overlooking front and rear; double panelled radiator; telephone point; feature rustic brick floor to ceiling fireplace surround; built-in alcove cupboards.

Dining Room:

9'4" x 8'9" (2.87m x 2.67m)

UPVC double glazed window overlooking front; laminated flooring; dado rail; TV point; double panelled radiator.

Kitchen:

14'1" x 5'9" (4.3m x 1.76m)

Fitted base and wall units with complementary worktops; 1 1/2 bowl single drainer sink; plumbing for automatic washing machine; Ideal wall mounted gas central heating boiler; filter extractor; space for fridge freezer. Understairs storage cupboard.



FIRST FLOOR

Landing:

uPVC double glazed window to rear.

Bedroom No 1:

12'0" x 10'9" (3.66m x 3.28m)

uPVC double glazed window overlooking front; radiator; built-in wardrobe.

Bedroom No 2:

11'0" x 8'3" (3.37m x 2.53m)

uPVC double glazed window; radiator.

Bedroom No 3:

8'2" x 7'11" (2.49m x 2.43m)

uPVC double glazed window overlooking rear; radiator.

Bathroom:

Three piece suite comprising panelled bath with mixer tap shower adapter, shower screen, vanity wash basin and high level WC; tiled flooring.

Outside:

Tarmacadam front driveway and hardstanding providing ample off road parking; grassed garden. Side access leading to large enclosed grassed garden at rear with high level hedging providing privacy.

Services:

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

Council Tax Band:

Conwy County Borough Council tax band 'C'.

Viewing:

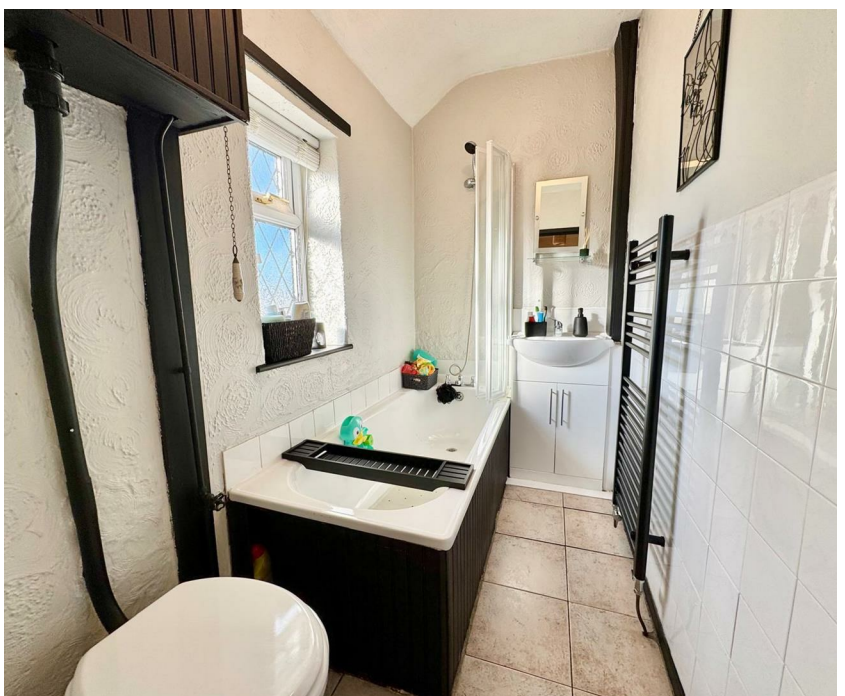
By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

Directions:

From our office in Conwy, continue along Bangor Road, just before the railway bridge fork right into Morfa, continue straight ahead and take the first turning down to the right into Gorsefield Road and the property will be viewed immediately on the left hand side.

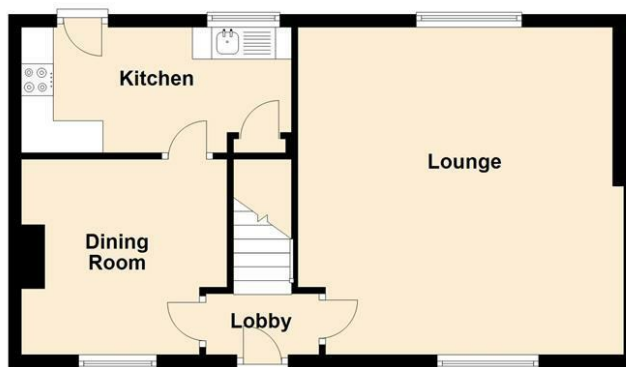
Proof of Identity:

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		90
(81-91) B		
(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



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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