



33 Hendy

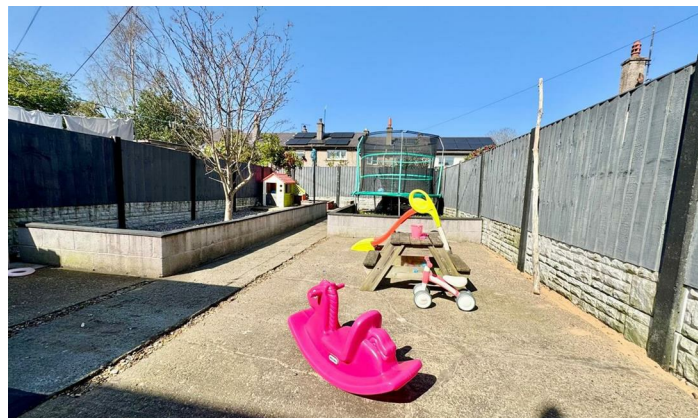
Tal -y -Bont LL32 8JQ

£179,500

A well presented, spacious 3 bedroom family home with large garden in a popular residential estate located in the village of Talybont in the Conwy Valley.

VIEWING RECOMMENDED.

An improved and upgraded family home with the benefit of recently installed air source heating system. uPVC double glazing, modern kitchen and bathroom. Affording front enclosed entrance and passageway which leads to rear garden, Reception Hall, Lounge and Dining Room, Kitchen, outside Utility and Store Room, Landing, Bedroom 1, Bedroom 2, Bedroom 3, Bathroom. Front garden and side access leading to large enclosed rear garden, which enjoys a sunny aspect. Front enclosed entrance with sliding double glazed door and covered passageway leading through to rear garden.



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Location

Pleasantly situated within the rural village of Tal y Bont in the beautiful Conwy Valley. The village is located on the outer edge of the Snowdonia National Park. Located approximately 7 miles from Conwy, approximately 6 miles from the traditional market town of Llanrwst and approximately 10 miles from Betws y Coed. Within easy access of the A55 Expressway giving access to all main routes. The main Holyhead to London railway line at Llandudno Junction connects directly with Manchester airport.

Reception Hall

uPVC double glazed front door, balustrade and spindle staircase leading off to first floor level, tiled floor, radiator.

Lounge & Dining Room

12'7" x 11'9" (3.85m x 3.6m)

Brick fireplace surround with cast iron stove, radiator, uPVC double glazed window to front, TV point.

Dining Room

9'10" x 9'4" (3.0m x 2.86m)

With sliding patio doors leading onto rear garden, radiator.

Kitchen

9'10" x 7'10" (3.0m x 2.41m)

Base and wall units, single drainer sink with mixer tap, electric cooker, space for fridge/freezer, radiator, uPVC double glazed window and door.



First Floor Landing

Access to roof space, radiator.

Bathroom

7'6" x 5'7" (2.3m x 1.71m)

Panelled bath with shower above, pedestal wash hand basin, low level w.c. double panel radiator.

Bedroom 1

10'10" x 12'8" (3.32m x 3.87m)

Double panel radiator, TV point, uPVC double glazed window overlooking front enjoying extensive views.

Bedroom 2

10'10" x 9'10" (3.32m x 3.0m)

uPVC double glazed window, radiator, built-in cylinder.

Bedroom 3

8'9" x 7'7" (2.68m x 2.32m)

Wardrobe and hanging space, uPVC double glazed window overlooking front, radiator.

Outside

The garden to front is hard landscaped with path leading up to front door, side covered passageway leading to rear garden, brick built outside utility room with plumbing for washing machine and space for dryer, store area. Patio and raised garden enjoying privacy. Large patio, timber fencing, outside water tap.

Services

Mains water, electricity and drainage are connected to the property, air source heating with solar panels installed.

Agent's Note

The property is subject to Section 57 Housing Act, local occupancy restriction, therefore anyone looking to purchase must have lived or worked in the area within a 30 mile radius for the last 3 years. Please ask the Agent for further details.

Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

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.

Council Tax Band:

Conwy County Borough Council tax band 'C'

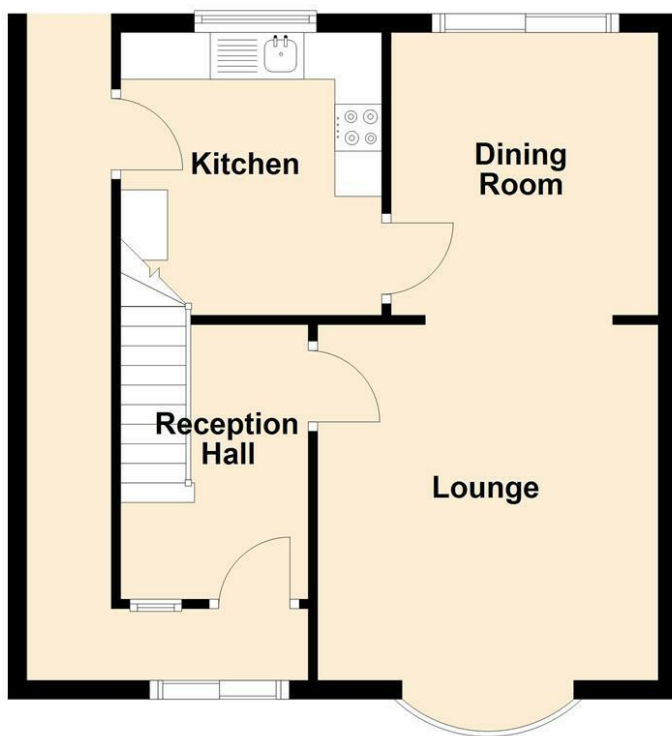
Directions

Proceed from Conwy to the village of Talybont, passing The Bedol on the right hand side, turn left into Hendy estate and continue right down to the far end and the property will be viewed on the left hand side.

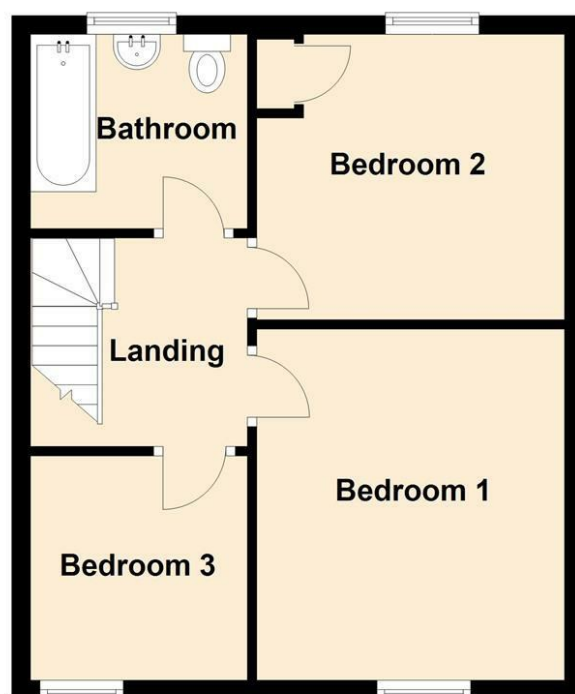


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Ground Floor



First 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 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.

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