



Hydd Gwyn Voel Road
Penmaenmawr LL34 6YW



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£350,000

A substantial 4 bedroom detached bungalow, set in well maintained grounds in a popular and select residential area on the edge of the village.

Commanding an elevated edge of village setting, bordering onto countryside, but enjoying extensive sea and coastal views. The property is offered for sale for the first time in many years, having been a happy family home for the current owners. Affording Entrance Vestibule, Reception Hall, Cloakroom, large Lounge with mountain views, Utility and rear passageway, Kitchen, Dining/Sitting Room, Bedroom, 1, Bedroom 2, Bedroom 3, Bedroom 4, Bathroom. Central heating driveway with parking, garage and workshop. The property is of a non traditional construction, but is beautifully maintained throughout, but some modernisation is required.

VIEWING RECOMMENDED.



Location

The Accommodation Affords:
(Approximate measurements only)

Front Enclosed Entrance Porch
With timber and glazed outer and inner doors.

Reception Hall
Access to roof space, radiator.

Cloak Room
Low level w.c. and vanity wash basin.

Lounge 15'8" x 22'3" (4.8m x 6.8m)
Twin aspect with feature fireplace surround and side book shelving, two radiators, coved ceiling, wall lights, countryside views to front elevation, TV point.

Inner rear Hallway
Utility and passageway with wall mounted Worcester boiler in a built in cupboard, single drainer sink, plumbing for automatic washing machine, space for fridge/freezer, built-in store and shelved cupboard. Timber and glazed rear door.

Kitchen 13'5" x 8'10" (4.1m x 2.7m)
Fitted base and wall units with complimentary worktops, electric cooker, filter extractor, double drainer sink, floor tiling, integrated fridge, windows overlooking rear enjoying views.

Rear Dining/Sitting Room 13'5" x 13'5" (4.1m x 4.1m)
Brick fireplace surround with log effect gas fire (not tested), sealed unit double glazed window overlooking rear, coved ceiling, inset lighting.

Bedroom 1 13'5" x 9'6" (4.1m x 2.9m)
Fitted range of wardrobes and cupboards with bedside cabinets and dressing table, radiator, views overlooking rear.

Bedroom 2 12'9" x 8'10" (3.9m x 2.7m)
Front aspect with mountain views, radiator.



Bedroom 3 8'10" x 10'5" (2.7m x 3.2m)

Radiator, coved ceiling, built in storage cupboard and shelving.

Bedroom 4 7'10" x 8'10" (2.4m x 2.7m)

Radiator, views overlooking front.

Bathroom

Four piece suite comprising shower enclosure, panelled bath, pedestal wash hand basin, low level w.c. wall tiling, linen cupboard with radiator.

Outside

The property is situated in a popular residential area on an attractive wide road with quality and select housing. Resin gravelled driveway, providing ample off road parking, grassed gardens to front and rear with established shrubs and plants. Attached large car garage and workshop.

Services

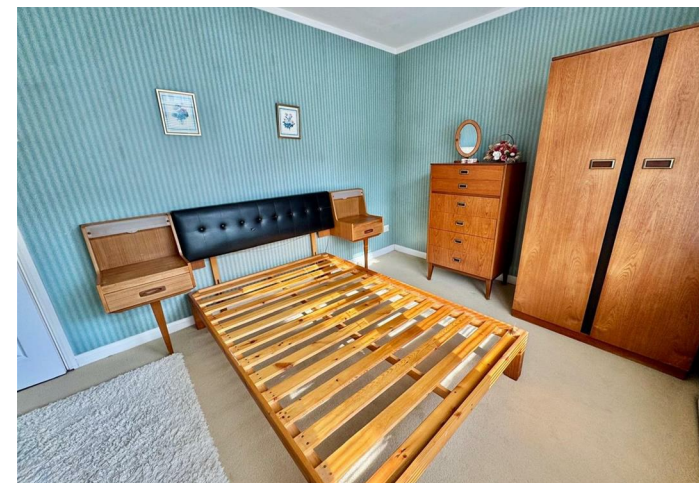
The property has mains water, electricity and gas connected. Gas fired central heating.

Agent's Note

Hydd Gwyn is of a non traditional construction, i.e. concrete panel construction with cladding. It may not be suitable for the majority of high street lenders and specialist lenders may have to be sought. Please ask the Agents for further information.

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 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.

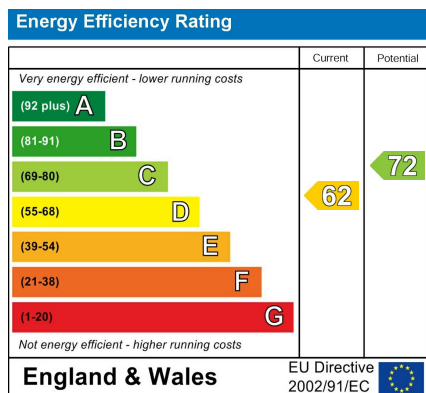
Council Tax Band:

Conwy County Borough Council tax band 'E'

Directions

Into Penmaenmawr, continue up Mountain Lane and take the left into Foel Road and the property will be viewed a short distance on the left hand side.





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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