



16 Bryn Marl

Llandudno Junction LL31 9BZ

£220,000

A spacious, well presented detached chalet bungalow, situated in a popular residential estate of similar housing within a mile of Llandudno Junction shops and services.

VIEWING RECOMMENDED.

This well presented home offers 2 or 3 bedroom accommodation over 2 floors with the benefit of uPVC double glazing, central heating, modern kitchen and shower room. Affording ground floor Entrance Hall, Lounge, Kitchen, Inner Hall, Bedroom 2, Bedroom 3/Dining Room, Shower Room, First Floor Bedroom. Situated within a level plot with a slightly raised tiered rear garden, ample off road parking. Convenient and quiet setting within walking distance of local amenities, a short distance from Tesco, the A55 Expressway and access to Conwy and Llandudno.



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)

Front Entrance Hall

uPVC double glazed front door, built in cloaks cupboard, gas and electric meters.

Lounge

15'5" x 13'3" (4.7m x 4.04m)

Feature fireplace surround with inset coal effect fire, telephone point, coved ceiling, double panel radiator, uPVC double glazed window overlooking front.

Kitchen

10'4" x 8'4" (3.15m x 2.55m)

Newly fitted range of base and wall units with complimentary worktops, single drainer sink, integrated oven, four plate ceramic hob and concealed extractor, plumbing and space for automatic washing machine. uPVC double glazed door and window overlooking side elevation.

Inner Hall

Built in understairs storage cupboard, radiator.



Shower Room

Modern suite comprising corner tiled shower enclosure, concealed cistern w.c. and vanity wash basin, ladder style heated towel rail, wall tiling, uPVC double glazed window.

Bedroom 2

9'8" x 7'7" (2.97m x 2.33m)

Built in wardrobes, radiator, uPVC double glazed window overlooking rear.

Bedroom 3/ Dining Room

11'8" x 9'10" (3.58m x 3.0m)

uPVC double glazed window overlooking rear, radiator, balustrade staircase leading off to first floor landing.

Staircase to First Floor Landing

Bedroom 1

11'5" x 11'1" maximum (3.5m x 3.4m maximum)

uPVC double glazed window to rear elevation, Velux double glazed skylight window, radiator.

Shower Room

Three piece suite comprising tiled shower enclosure with glazed doors, pedestal wash hand basin, low level w.c. Velux double glazed window, radiator.

Outside

The property benefits from level front garden with driveway providing ample off road parking for several cars, side access leading through to full width paved patio at rear and raised decorative chipping garden seating area.

Services

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

Agent's Note

We understand the property is freehold.

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.

Council Tax

Conwy County Borough Council 'D' band.

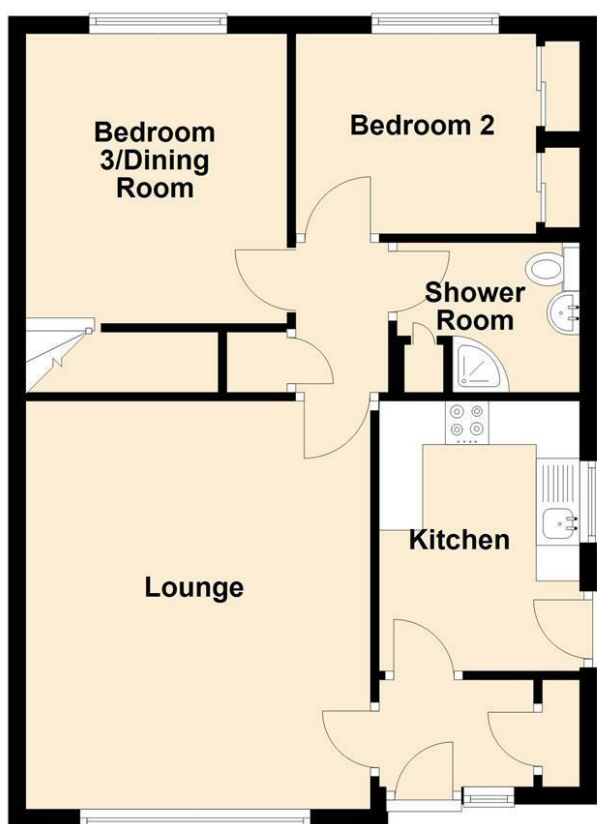
Directions

Proceed from the Agent's office to the roundabout, over the bridge, take the turning for Llandudno Junction and immediately left up Marl Lane and Bryn Marl will be located at the top end of Marl Drive on the left hand side. Continue into the estate and turn first right 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	59	83
(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 opinion must be treated as given on the same basis as these particulars.

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