



1 Penmaen Road

Conwy LL32 8EU

£239,950

A spacious, Well presented 3 bedroom semi detached family home in popular residential area within level walking distance of the town centre, Conwy marina and local school.

Viewing Recommended.

situated on the level with good size front and rear gardens, ample off road parking on driveway, UPVC double glazed rear conservatory and decking, central heating and double glazing.

Enclosed private rear garden with with an array of established shrubs and plants, garden shed and pond.

Affording entrance porch and hall, lounge, conservatory, large dining kitchen laundry 3 bedrooms and shower room.



Tel: 01492 555500

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



Location

Front Porch

Large uPVC double glazed front porch with uPVC door leading through to small reception lobby with staircase leading off to first floor level.

Lounge

16'9" x 10'9" (5.13m x 3.3m)

Feature inset coal effect gas fire, double panel radiator, telephone point, uPVC double glazed window to front, French windows leading onto rear Conservatory.

Rear Conservatory

8'9" x 12'2" (2.67m x 3.71m)

uPVC double glazed windows and French windows leading onto rear decking.

'L' shaped Kitchen Diner

16'9" x 10'8" (extending to 13'11") (5.13m x 3.27m (extending to 4.25m))

Fitted range of modern shaker style base and wall units with wood effect worktops, gas and electric cooking range, canopy stainless steel extractor above, tall larder cupboard, built in cupboard housing Worcester central heating boiler, plumbing for automatic washing machine, understairs storage cupboard. Dining area with radiator, TV point, wall mounted glazed display and inset wine cooler, integrated fridge/freezer and composite double glazed rear door, uPVC double glazed windows to front and rear.



First Floor Landing

Radiator, uPVC double glazed window overlooking rear.

Bedroom 1

8'8" x 10'11" (2.66m x 3.34m)

uPVC double glazed window overlooking front, built in wardrobe to recess alcove, double panel radiator, laminated floor.

Shower Room

7'10" x 7'11" maximum (2.41m x 2.42m maximum)

Four piece suite comprising panelled bath with mixer tap shower adaptor, shower enclosure, glazed screen and door, pedestal wash handbasin, low level w.c, radiator, inset spotlighting, medicine cabinet.

Bedroom 2

8'4" x 10'11" (2.56m x 3.34m)

Radiator, uPVC double glazed window overlooking front, TV point, access to roof space.

Bedroom 3

8'0" x 8'3" (2.44m x 2.52m)

Radiator, uPVC double glazed floor to ceiling window overlooking rear garden.

Outside

Resin gravelled driveway to front, providing ample off road parking, large composite decking to rear, landscaped rear garden with pond and variety of established shrubs and plants, greenhouse, timber garden shed, covered side pergola.

Services

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

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

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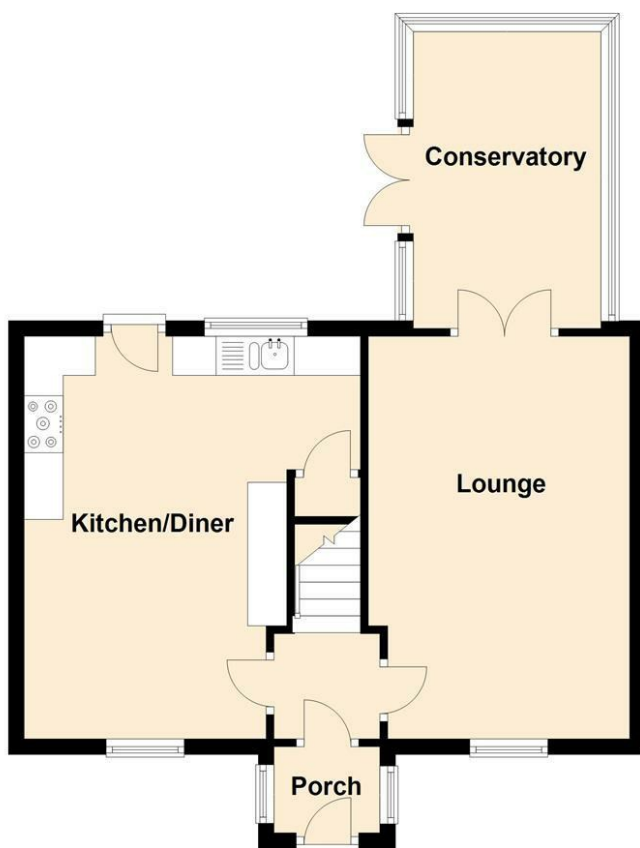
Directions

Proceed from the Agent's office on Bangor Road to the viaduct, turn right immediately before the railway viaduct and No. 1 will be viewed a short distance on the left hand side.

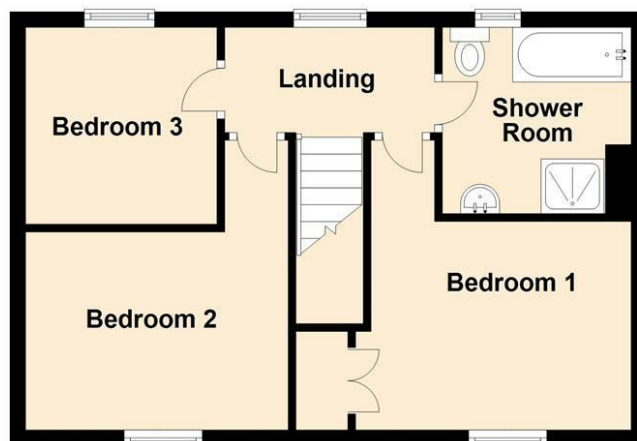


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	58	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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 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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