



13 Cae Gwynan

Dwygyfylchi LL34 6TR

£255,000

Beautifully presented semi-detached 2-bedroom bungalow in quiet cul-de-sac setting close to village centre enjoying open front aspect and extensive views.

Occupying a set-back position within this small quiet cul-de-sac development within the village centre. Long driveway providing ample off-road parking, improved and upgraded offering immaculate 2-bedroom accommodation with the benefit of central heating and double glazing. Multi-fuel stove, fitted kitchen, modern bathroom, landscaped rear courtyard style garden, single car garage.

Ideal retirement or first time buy.

VIEWING HIGHLY RECOMMENDED.



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Location

Dwygyfylchi is a picturesque village located at the bottom of the Sychnant Pass, on the edge of the Snowdonia National Park. Close to the village of Penmaenmawr with its local shops, amenities and local Junior School. Within a mile of the A55 expressway and 3 miles of the walled medieval town of Conwy.

The Accommodation Affords
(Approximate measurements only):

Composite Double Glazed Door:
Leading to:

Reception Lobby:
Radiator; built-in storage and meter cupboard.

Kitchen:

9'9" x 7'11" (2.99m x 2.43m)

Fitted range of base and wall units with complementary worktops; 1 1/2 bowl sink with mixer tap; plumbing for automatic washing machine; built-in oven, four plate ceramic hob and concealed filter extractor above. Space for tall fridge freezer; wall tiling; uPVC double glazed door and window to side elevation.

Lounge:

17'7" x 11'9" (5.37m x 3.6m)

Large uPVC double glazed window overlooking front enjoying views; radiator; coved ceiling; TV point; feature cast iron freestanding multi-fuel stove. Doorway leading to:



Inner Hallway:

Built-in storage cupboard housing Vaillant combi boiler for central heating and hot water.

Bedroom No 1:

12'4" x 8'8" (3.78m x 2.66m)

Radiator; uPVC double glazed window overlooking rear with views towards the mountainside. TV point.

Bedroom No 2:

11'1" x 9'1" (3.39m x 2.78m)

uPVC double glazed French doors leading onto rear courtyard style garden. Views.; radiator.

Bathroom:

6'3" x 5'5" (1.91m x 1.67m)

Panelled bath shower above, shower screen, vanity wash basin and low level WC; chrome heated towel rail; wall lights; uPVC double glazed window.

Outside:

The property commands a lovely position within the estate, has a large long grassed front garden with established plants and shrubs. Long driveway providing ample off road parking. Gated side patio and seating area with access to single car garage with up and over door, rear personal door, power and light connected. Enclosed courtyard style rear garden,; flagged patio area and raised beds. Outside water tap.

Services:

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

Council Tax Band:

Conwy County Borough Council tax band 'C'.

Directions:

Proceed along the A55 from Conwy through the tunnel turn left sign posted Dwygyfylchi passing the church on the left hand side, bear first right into Cae Gwynan and at the end of the road turn left into the cul-de-sac and the property will be viewed on the left hand side.

Agents Note:

Please note that the property benefits from new roof both to the house and garage and also a new boiler within the last 2 years. The multi-fuel stove was installed in January 2025.

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:

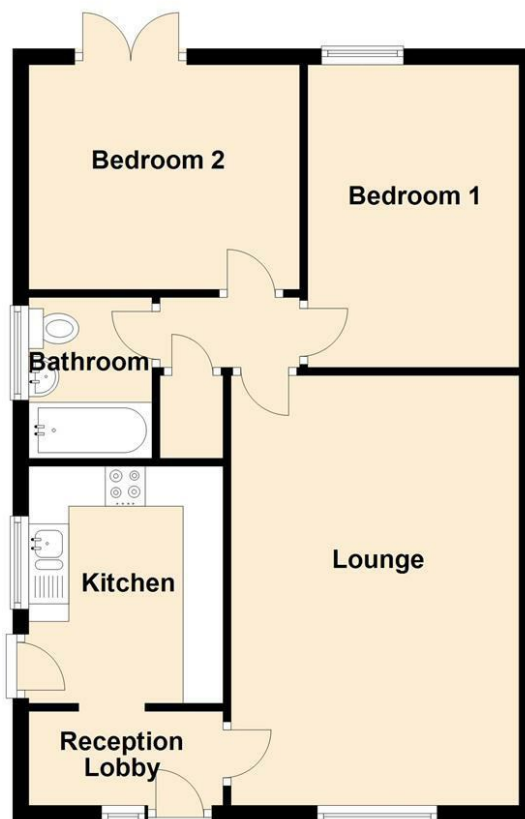
IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence.

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		88
(81-91) B		
(69-80) C	71	
(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



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 opinion must be treated as given on the same basis as these particulars.

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