



12 Pentrefelin

Glan Conwy LL28 5TG

£295,000

An immaculately presented, substantially extended three-bedroom semi-detached home, occupying a generous plot with ample parking in a popular semi rural setting on the outskirts of Glan Conwy.

VIEWING HIGHLY RECOMMENDED

Tenure: Freehold - EPC: C - Council: Tax C

This attractive family home has been tastefully refurbished and thoughtfully extended by the present owner to create a spacious and versatile living environment ideal for modern family life or multi-generational living.

Affording a welcoming entrance hallway, open-plan living and dining area, and a stylish modern kitchen. To the rear, a large sun lounge extension with French doors opening onto the rear garden. This extension also includes a separate shower room and utility area, offering the potential to be adapted into a self-contained annex or studio-style accommodation, ideal for a dependent relative or guest suite. Upstairs are three well-proportioned bedrooms and shower room. Large driveway provides off-road parking for multiple vehicles, lawned gardens to front and rear, garden room as gym/store or office, attractive views to surrounding countryside.



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Location

Situated within a small and established residential area on the edge of Glan Conwy, the property is conveniently located within approximately one mile of the village centre and its range of amenities. The location offers excellent access to Llandudno, Conwy, and the wider North Wales coast and countryside.

The property benefits from oil-fired central heating, double glazing, and solar panels providing improved energy efficiency.

Accommodation Affords:
(Room measurements only)

Covered Front Entrance

Composite double glazed front door leading to reception hall, staircase leading off to first floor level, double panel radiator, uPVC double glazed window, timber flooring, built-in cloaks cupboard, telephone point, understairs storage area. Timber and glazed door leading to open plan Kitchen/Diner/Living room.

Dining Room

12'0" x 12'11" (3.66m x 3.94m)

Double panel radiator, timber flooring, built-in storage cupboard.



Lounge

12'9" x 10'6" (3.91m x 3.21m)

Feature recess fireplace with cast iron log burning stove on raised hearth, TV point, uPVC double glazed window overlooking front enjoying open aspect and views, timber flooring.

Kitchen

9'4" x 7'10" (2.85m x 2.39m)

Fitted range of handle-less contemporary base and wall units with complimentary worktops, single drainer sink with mixer tap, split level oven, four plate ceramic hob, canopy stainless steel extractor above, concealed lighting, uPVC double glazed window, integrated fridge. uPVC double glazed door and step leading down to rear extension.

Sun Lounge

11'7" x 13'10" (3.54m x 4.23m)

Partly vaulted ceiling, Velux double glazed window, uPVC double glazed French doors leading onto rear garden and patio, tiled floor, radiator. Doorway leading to Utility and side entrance.

Utility Room

7'2" x 5'8" (2.19m x 1.75m)

Base units with complimentary worktops, tall cupboard, plumbing for automatic washing machine, composite double glazed side door. Doorway leading to Shower Room.

Shower Room

6'3" x 5'8" (1.91m x 1.74m)

Corner shower enclosure, concealed cistern w.c. washbasin, extractor fan, wall mounted electric heater.

First Floor Landing

Bedroom 1

10'7" x 11'9" (3.24m x 3.6m)

Radiator, uPVC double glazed window overlooking rear enjoying views, TV point, built-in wardrobe.

Bedroom 2

10'5" x 10'6" (3.2m x 3.22m)

uPVC double glazed window overlooking front, radiator.

Bedroom 3

7'3" x 8'11" (2.22m x 2.73m)

uPVC double glazed window overlooking front enjoying views, radiator.

Shower Room

7'5" x 6'0" (2.28m x 1.83m)

Shower enclosure, vanity washbasin, concealed cistern w.c. storage cupboards along rear wall, uPVC double glazed window, wall tiling, inset spotlighting.



Outside

The property occupies a substantial plot with driveway providing ample off-road parking for several vehicles, lawned front garden with raised beds and outside lighting. Side access leading to enclosed rear garden, which is laid to lawn and patio area, purpose built garden workshop/gym/store with uPVC double glazed window and door, power and light connected. To the rear of the outbuilding, there is a private enclosed seating area.

Services

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

Agent's Note

The property is subject to a Section 157 Local Occupancy Clause, the purchaser must be resident in the County of Conwy or within a 30 mile radius (within Wales) for a minimum of 3 years, please ask the agents for more information.

Viewing

By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

Proof Of Funds

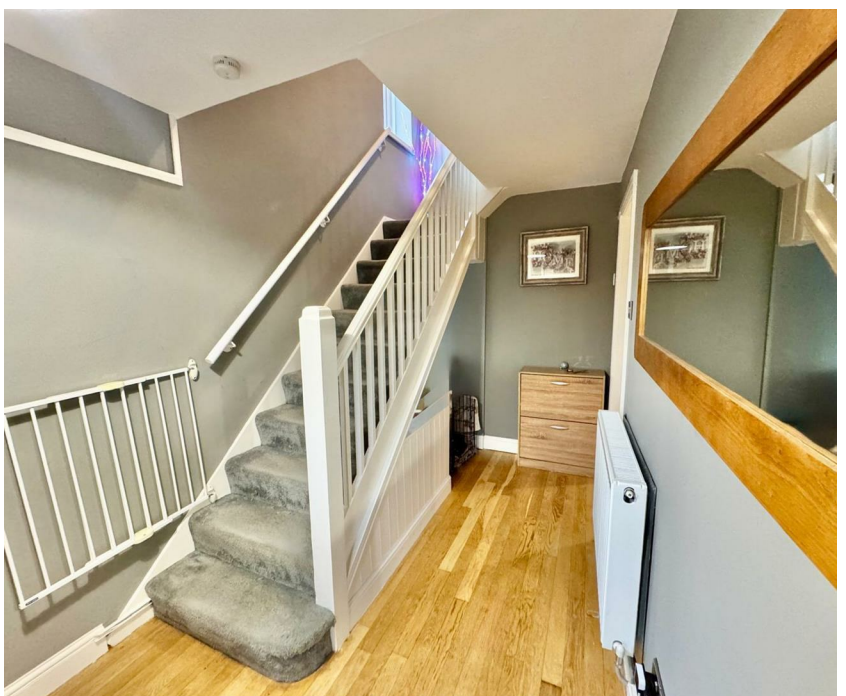
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current 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 Band:


Conwy County Borough Council tax band C.

Directions

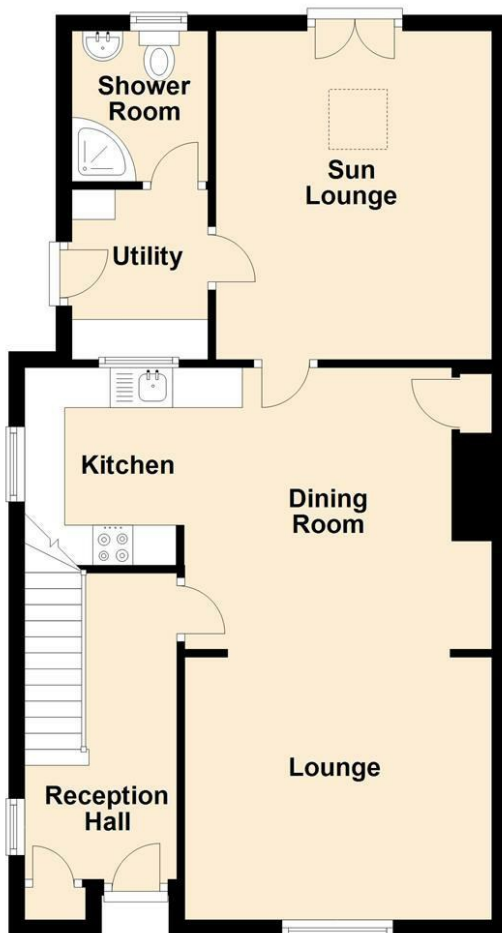
Proceed from the A55 Expressway, continue along the A470 into Glan Conwy and through the village. Continue past the new housing development on the left and down towards Nev's Garage. Immediately after the garage, take first left and left again into Pentrefelin and the property will be viewed on the left hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	74	
(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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