



## 10 Maes Y Waen

Penmachno LL24 0AZ

£325,000

A spacious, well presented modern 3 bedroom split level bungalow in a gated development at the end of the estate on edge of village. Views to hillsides, large garden, garage and parking.

Individually delighted and built by the present owners offering well appointed 3 bedroom split level accommodation with the benefit of uPVC double glazing and oil fired central heating.

Affording: Reception hall, large lounge with wood burning stove, spacious dining kitchen, 3 double bedrooms (main bedroom with en-suite) bathroom.

Single car garage, parking and grassed garden.

Viewing Recommended.



Tel: 01492 642551  
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**IWAN M WILLIAMS**  
ESTATE AGENTS • GWERTHWYR TAI





## Location

The Accommodation Affords:  
(Approximate measurements only)

### Entrance Hall:

Split landing; two double panelled radiators; wall up lighters; telephone point; built-in boiler cupboard housing 'Worcester' combi boiler; smoke detector.

### Lounge:

19'0" x 13'10" (5.8m x 4.22m)

Featured exposed vaulted ceiling with floor to ceiling to one gable end end; recessed fireplace; wall lighters; two uPVC double glazed patio doors leading onto rear; two double panelled radiators; two uPVC double glazed windows overlooking side; spotlighting.

### Dining Kitchen:

15'5" x 11'0" (4.71m x 3.36m )

Fitted range of base and wall units with black gloss worktops; stainless steel oven; splashback and part glazed and stainless steel canopy over; integrated dishwasher; fridge freezer and washing machine; tiled floor; wall tiling; inset spotlighting; double panelled radiator; concealed lighting; uPVC double glazed window and door to rear; 1.5 bowl sink single drainer sink with mixer tap; TV point.





### Bedroom 1:

14'11" x 11'0" (4.57m x 3.36m )

Built-in wardrobe and en-suite shower room; double panelled radiator; TV point; uPVC double glazed window overlooking rear with views; En-suite 3 piece suite comprising shower cubicle; low level W.C; wash hand basin; heated towel rail; tiling; uPVC double glazed window.

### Bedroom 2:

10'6" x 11'11" (3.22m x 3.64m )

Double panelled radiator; TV point; uPVC double glazed window to front elevation.

### Bedroom 3:

10'7" x 8'11" (3.23m x 2.73m)

Double panelled radiator; uPVC double glazed window overlooking front; TV point.

### Bathroom:

Three piece suite comprising P shaped shower bath with curved shower screen; low level W.C; pedestal wash hand basin; uPVC double glazed window to side elevation; inset spotlighting; extractor fan; shaver and light point.

### Outside:

Shared tarmac driveway and turning area; access to single car garage; lawned gardens with paths.

### Services:

Mains water, electricity and drainage are connected to the property. Oil fired central heating.


### Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto:enq@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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

### Iwan M Williams Estate Agents

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