



Ty Gwyn Glan Collen

Llangernyw LL22 8PW

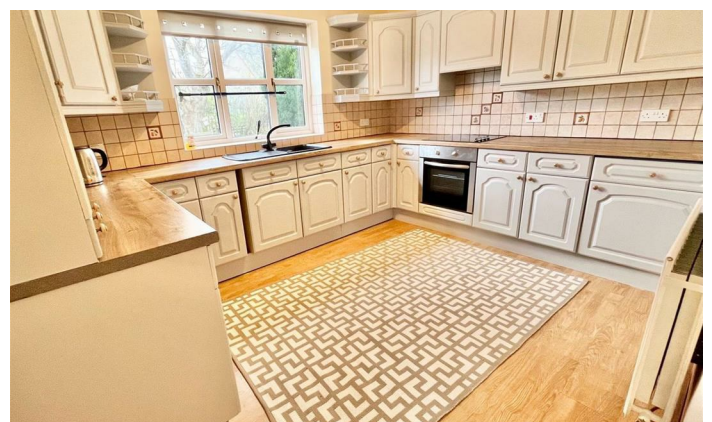
£230,000

A well presented detached property set in popular residential area benefiting from ample off-road parking, large garden plot with views to surrounding hillside and access to all local village amenities.

Occupying a close to village setting to local shop, public house and school.

Affording Entrance Hallway; lounge; Dining Room; Kitchen; Large Living Room; Rear Entrance Porch; Landing; Bedroom 1; Bedroom 2 Bedroom 3; Bathroom; Oil Fired Central Heating.

Convenient level plot in popular village and setting.



Tel: 01492 642551

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



Location

Accommodation:

The accommodation affords: (approximate measurement only)

Entrance Hallway:

Wall mounted radiator; uPVC front door; staircase leading off to first floor level; uPVC double glazed window overlooking front elevation; timber effect flooring; dado rail; under-stair storage housing electric meter, fuse boards and cloak hooks. Doorway leading through to:

Dining Room:

11'11" x 10'11" (3.65m x 3.33m)

uPVC double glazed overlooking side elevation; wall mounted radiator; timber effect flooring; archway leading through into:

Kitchen:

11'10" x 9'9" (3.62m x 2.99m)

Fitted range of base and wall units with complementary worktops; inset single drainer sink with mixer tap; four ring electric hob with extractor hood above and integrated electric oven below; wall tiling; uPVC double glazed windows overlooking side of property; integrated fridge; wall mounted double panelled radiator; timber effect flooring.

Lounge:

11'9" x 11'11" (3.59m x 3.65m)

Open fireplace with brick surround; hearth and wooden mantel shelf over; TV shelving; dado rail; TV point; uPVC double glazed window enjoying open aspect to side elevation; wall mounted radiator.



Utility Room:

17'4" maximum x 6'7" (5.29m maximum x 2.01m)
Plumbing for automatic washing machine; oil fired central heating boiler; cupboard space with shelving; uPVC double glazed window overlooking front;; Quarry tile flooring. Doorway leading through to:

Rear Porch:

2 storage cupboards with ample shelving; timber door leading out to rear of property.

First Floor

Landing:

Dado rail; uPVC double glazed window overlooking side elevation; linen cupboard; access to roof space.

Bedroom 1:

12'8" x 11'0" (3.88m x 3.36m)
uPVC double glazed window overlooking side enjoying views to surrounding hillside; dado rail; wall mounted radiator; TV point.

Bedroom 2:

12'2" x 11'5" (3.72m x 3.49m)
uPVC double glazed window enjoying views; wall mounted radiator.

Bedroom 3:

9'1" x 7'8" (2.78m x 2.35m)
uPVC double glazed window overlooking front of property; inset shelving; wall mounted radiator.

Bathroom:

8'2" x 5'5" (2.5m x 1.67m)
Fitted 3 piece suite comprising panelled bath with electric shower and glazed shower screen, low level WC, pedestal wash hand basin; wall tiling; extractor fan; frosted uPVC double glazed window overlooking rear; radiator; timber effect flooring; wall panelling.

Outside:

The property benefits from ample off-road parking for multiple vehicles situated back from village road; large grassed garden.

Agents Note

The property was granted planning permission for erection of dwelling in rear garden but this has now lapsed.

Please note the oil central heating system may need to be re-commissioned - please ask for further information.

Directions:

From Abergele proceed through the village of Llangernwy past the Stag on your left continue down through and out of the village and turn left onto Glan Collen and immediately turn right down a private lane, turn left and the property will be viewed on your left.

Council Tax Band:

Band 'E' - Conwy County Borough Council


Viewing: Llanrwst

By appointment through the agents, Iwan M Williams, 5 Denbigh Street, Llanrwst, LL26 0LL, tel 01492 642551, email enq@iwanmwilliams.co.uk

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

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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