# 8 Maes Hyfryd

Glan Conwy LL28 5NF

£169,950

A semi-detached ex-local authority house situated within a popular residential area of Glan Conwy, enjoying an open front aspect with views towards the surrounding area.

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

The property offers well-proportioned family accommodation and benefits from double glazing and central heating (not tested). Whilst the property would benefit from some upgrading, this is considered to be largely cosmetic, offering an excellent opportunity for purchasers to improve and add value.

Accommodation affords Reception hall, lounge with outlook to the front, and kitchen to the rear with access to the garden. Utility and W.C. Landing, three bedrooms and family bathroom

Large lawned garden, providing an attractive setting and potential for further landscaping or additional parking if required. The parking area offers scope for the construction of a garage, subject to the usual consents. Hard landscaped garden area, designed for ease of maintenance.

Local Occupancy Clause applies

Tel: 01492 555500
https://www.iwanmwilliams.co.uk

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

# Location

Located in the popular village of Glan Conwy, the property is within easy reach of local amenities, schools, and transport links, while the historic town of Conwy, the coastal resorts of Llandudno and Colwyn Bay, and the A55 Expressway are all within a short drive.

## The Accommodation Affords:

(Approximate measurements only)

### Ground Floor Entrance Vestibule

Composite double glazed front door leading to a small Entrance Lobby, staircase leading off to first floor level.

### Lounge

14'5" x 11'6" (4.4m x 3.53m)
(Extending to 4.4m into square bay at front)
Recess former fireplace with slate tiled hearth, timber over mantel, TV and telephone point, radiator, uPVC double glazed window overlooking front enjoying views. Timber and glazed door leading to Dining Kitchen.

### Dining / Kitchen

14'5" x 7'2" (4.41m x 2.2m)
Base and wall units with single drainer sink, plumbing for automatic washing machine, space for fridge, ceramic hob and filter extractor, uPVC double glazed door and window to rear, wall mounted Worcester boiler, electric cooker point, radiator.

### Utility Room

6'11" x 5'7" (2.13m x 1.71m)
Low level w.c. pedestal wash handbasin, plumbing for automatic washing machine, radiator, door to understairs storage cupboard.

## First Floor Landing
uPVC double glazed window overlooking side, radiator.

## Bedroom 1
10'2" x 10'2" (3.1m x 3.1m)
uPVC double glazed window overlooking rear, radiator, picture rail.

## Bedroom 2
10'3" x 8'7" (3.13m x 2.63m)
Radiator, uPVC double glazed window overlooking front enjoying extensive views.

## Bedroom 3
7'1" x 7'1" (2.18m x 2.16m)
Radiator, uPVC double glazed window.

## Bathroom
7'1" x 5'7" (2.17m x 1.72m)
Panelled bath with shower above, vanity wash basin, low level w.c. radiator, uPVC double glazed window.

## Outside
Rear enclosed garden with high level fencing, substantial front garden, lower level parking area.

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

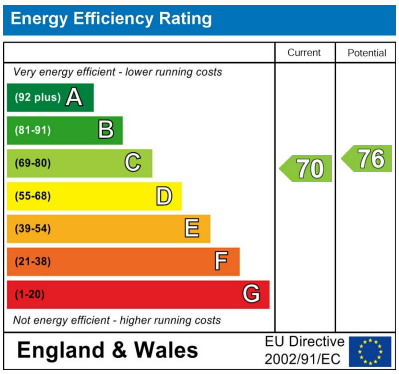
## Viewing
By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

## 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.

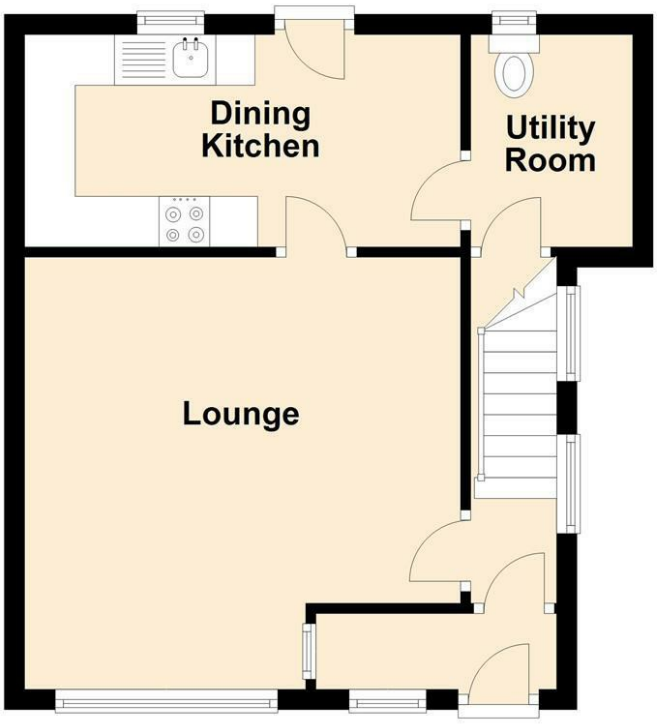
## Council Tax
Band C.

## Directions
Proceed from the Agent's office across the A55 and take the last exit from the roundabout towards Glan Conwy and Llanrwst A470, continue into Glan Conwy village, turn left in the village centre by the playing field and take the second right up to Top Llan Road past the former Chapel on the left hand side and take the left turning into Maes Hyfryd. Continue straight ahead and the property will be viewed on the left hand side.

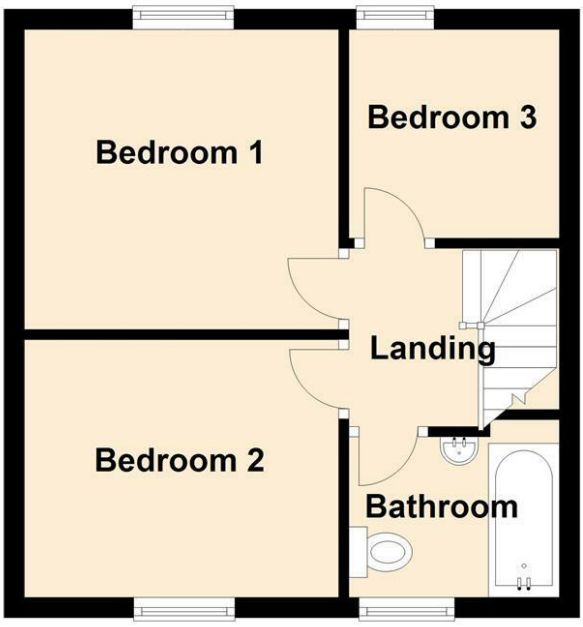
## Agents Note:
The property is subject to a Local Occupancy Clause which restricts the sale to people living or working within a 30 mile radius of the property and have been doing so for a period of 3 years prior.
Full details from agent.




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

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