1 Llys Afon

Conwy LL32 8BF

IMW
IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£635,000

A detached executive recently built property located just on the outskirts of the historic castle walls of Conwy. A perfect family home featuring large living space with an open-plan kitchen/dining area. Five bedrooms with en-suite shower rooms and family bathroom. This property benefits from ample off road parking, garage, patio and a sizeable garden offering plenty of outdoor space within walking distance to town..

Tenure: Freehold - Council Tax: F - EPC - B

Occupied for less than 12 months, this impressive property offers spacious, immaculately presented accommodation finished to a high standard throughout.

The accommodation includes a superb open-plan kitchen, dining and living area with direct access onto a raised deck, together with five bedrooms, one of which benefits from en-suite facilities, and a family bathroom.

Outside, a private driveway provides ample off-road parking and large integral car garage, whilst the attractively landscaped rear garden features a lawn, spacious paved entertaining area and timber garden room. A stylish and substantial family home in a highly convenient location for Conwy, the A55 expressway and the surrounding North Wales coast and countryside.

Location

A beautifully appointed, newly built executive-style detached home, situated within an exclusive development by Rochelle Living on the outskirts of Conwy

The Accommodation Affords:
(Approximate measurements only)

Reception Hall 11'3" x 8'9" (3.43m x 2.68m)
Composite double glazed door leading into Reception Hall, staircase to first floor, radiator, understairs storage cupboard.

Cloak Room 5'0" x 5'7" (1.54m x 1.72m)
Low flush w.c. wash handbasin, ladder style heated towel rail, extractor fan.

Lounge 21'11" x 11'2" (6.70m x 3.41m)
uPVC double glazed triple aspect windows with views towards Gyffin, uPVC double glazed sliding patio doors leading into rear garden, radiator.

Family Dining Kitchen 25'8" x 10'0" (7.83m x 3.06m)
Range of base and wall units with granite worktops over, 1.5 stainless steel sink unit, integrated fridge/freezer, 5 ring induction hob, built-in oven, built-in microwave, integrated dishwasher, inset spotlighting, Gloworm gas central heating boiler, uPVC double glazed window to side elevation, uPVC double glazed sliding doors onto rear balcony.

Utility Room 10'0" x 5'6" (3.05m x 1.70m)
Range of base units with inset stainless steel sink unit, uPVC double glazed window, plumbing for washing machine, Manrose extractor fan. Door to garage.

First Floor

Landing 18'10" x 8'8" (5.76m x 2.65m)
uPVC double glazed window, radiator, access to loft.

Family Bathroom 10'2" x 7'8" (3.10m x 2.34m)
Panelled bath with rain shower fitment over, glass screen, low flush w.c. vanity with inset sink unit, fully tiled walls, tiled flooring, uPVC double glazed window, heated towel rail. Cupboard housing hot water tank.

Bedroom 1 22'6" x 14'11" (6.88m x 4.55m)
Two radiators, two double aspect uPVC double glazed windows with views over towards Conwy Castle and beyond, range of built-in wardrobes, eaves storage.

En-Suite Shower Room 9'5" x 7'1" (2.88m x 2.18m)
Glazed shower unit, low flush w.c. wash handbasin, tiled flooring, fully tiled walls.

Bedroom 2 14'2" x 12'0" (4.32m x 3.66m)
uPVC double glazed window to rear elevation, radiator.

Bedroom 3 12'0" x 9'5" maximum (3.66m x 2.88m maximum)
uPVC double glazed window to rear elevation, radiator.

Bedroom 4 12'0" x 13'1" (3.68m x 3.99m)
uPVC double glazed doors to Juliet balcony with views over the rear garden and to mature trees beyond, radiator.

Bedroom 5 / Study 7'9" x 7'0" (2.38m x 2.15m)
uPVC double glazed window to front elevation, radiator.

Outside
Beautifully landscaped rear gardens designed with entertaining in mind, featuring attractive seating areas, balcony, summer house and contemporary styling creating a superb outdoor living space. To the front, there is an integral double garage and
excellent off-road parking facilities.

Garage 18'11" x 19'10" (5.78m x 6.05m)
Roller shutter door.

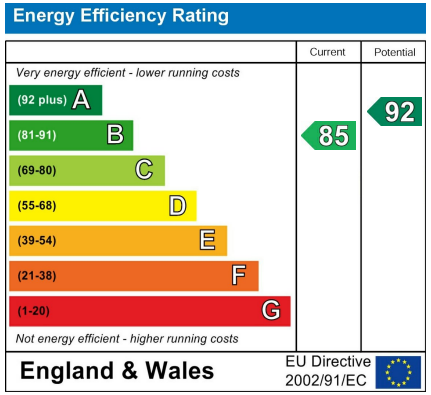
Services
Mains water, gas, electricity and drainage are connected to the property.

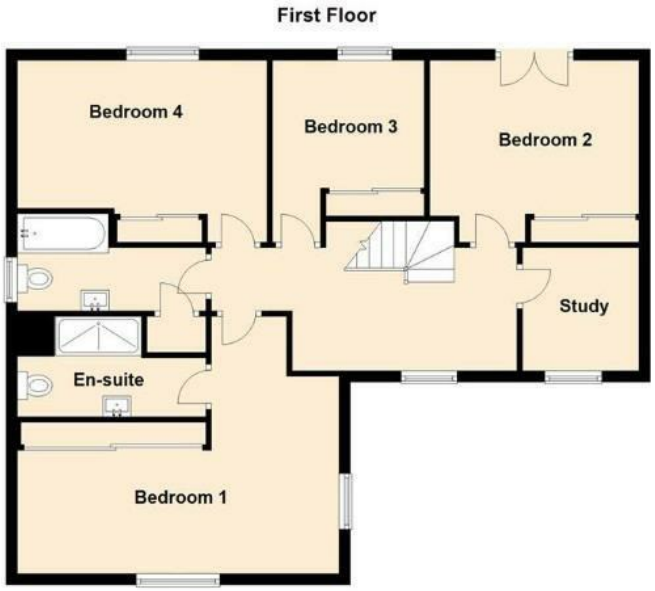
Viewing
By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

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:
Conwy County Borough Council tax band F

Directions
Proceed from the roundabout by Telford Bridge, through the archway towards Gyffin. Continue along Woodlands and at the junction by the shop, continue straight ahead up Henryd Road, pass the church on the right, and Llys Afon is the second
turning on your right hand side,





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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