87 Conway Road

Llandudno LL30 1PR

£320,000

Occupying a convenient location in Llandudno, this spacious two bedroom dormer bungalow stands on a generous size plot. Having the benefits of a large driveway and low maintenance rear garden. The property is just a short walk from the local supermarkets, train station and town centre.

Council Tax: E -EPC - D - Tenure- Freehold.

Located in the highly popular residential area this detached bungalow occupies a level plot with gardens to front and rear, car garage and ample driveway parking. Affording: Entrance porch, reception hall, living room, dining room/bedroom 2, utility area, fitted kitchen, family bathroom, 2 bedrooms, first floor hobbies room and separate w.c.. Benefitting from central heating and double glazing. Ideal location for walking into the Town centre of Llandudno.

Tel: 01492 555500
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IWAN M WILLIAMS
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Location

Located on the outskirts of Llandudno in a highly convenient setting. Llandudno is a coastal holiday resort on the North Wales Coast and has a range of shopping facilities, train station, schools and hospital. Ideal location for links to the A55.

Accommodation Affords

(approximate measurements only)

UPVC double glazed door leading into:

Reception Hall:

Wood flooring; contemporary radiator; coved ceiling; half panelled walls; inset spotlighting.

Lounge:

17'11 x 13'8 (5.46m x 4.17m)

UPVC double glazed bay window to front elevation; inset fire with wood burning effect stove with timber lintel above; contemporary upright radiator; wooden flooring; inset spotlighting.

Kitchen/Dining:

15'9 x 14'6 (4.80m x 4.42m)

Fitted with a range of wall and base units with complimentary work top over; space for 6 ring gas range cooker with extractor hood above; space for dishwasher; UPVC double glazed window; part tiled walls; coved ceiling; inset spotlighting.

Utility area with plumbing for washing machine; space above for tumble dryer; UPVC double glazed window.

Inner hall; storage room housing gas central heating boiler; UPVC double glazed door leading to rear garden.

Bedroom 1:

13'9 x 11'8 (4.19m x 3.56m)

UPVC double glazed window to front elevation; wooden flooring; coved ceiling; inset spotlighting; radiator.

Bathroom:

8'8 x 6'8 (2.64m x 2.03m)

Fitted with corner spa bath; rainfall shower above low flush w.c; vanity unit with circular wash hand basin with tiled splash back; stainless steel sink; towel rail; shower UPVC double glazed window; inset spotlighting; coved ceiling.

Dining Room/Bedroom 2:

12'10 x 9'9 (3.91m x 2.97m)

UPVC double glazed patio doors to rear elevation; radiator; inset spotlighting; coved ceiling.

Leading To:

Staircase To Hobbie Room

12'10 x 10 (3.91m x 3.05m)

2 Velux windows; inset spotlighting; radiator.

Separate cloakroom:

7'3 x 5'6 (2.21m x 1.68m)

w.c; wash hand basin; inset spotlighting.

Outside:

Front garden laid to lawn with block paved driveway with ample parking leading to a single car garage. The rear garden enjoys a raised decked area with gazebo seating area. Small lawned area and patio area.

Directions

Proceed from the A470 into Llandudno proceed down Conwy Road and the property will be viewed on the left hand side.

services:

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

Council Tax Band:

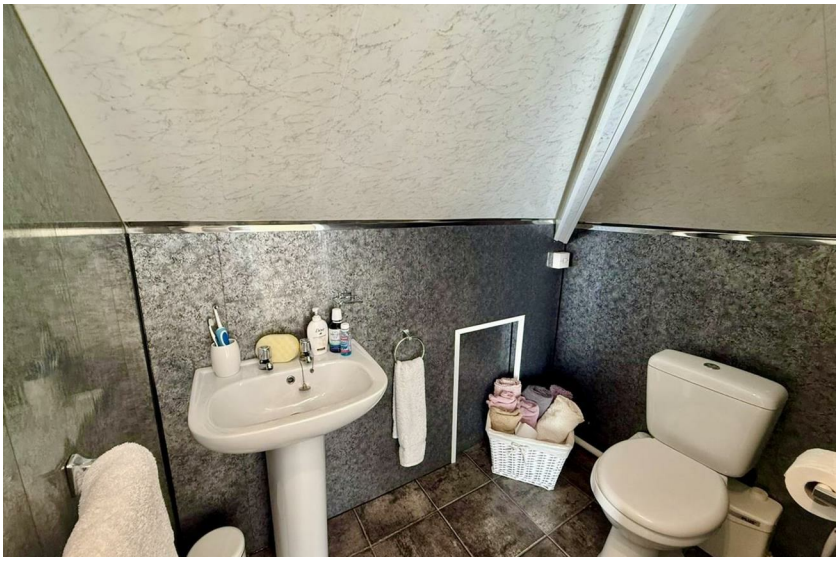
Conwy County Borough Council tax band E

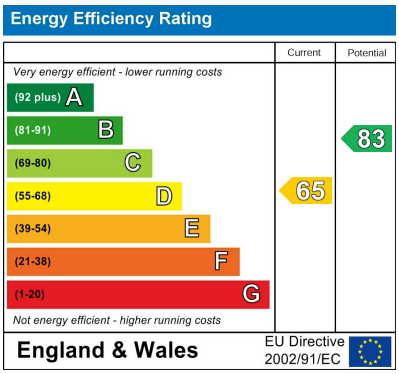
Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@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.





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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