



5 Lon Pedr

Llanrhos Conwy LL30 1SS

£280,000

A beautifully presented three-bedroom semi-detached home, ideally positioned within a quiet cul-de-sac, offering well-planned accommodation.

Council Tax: D -EPC: C - Tenure: Freehold:

The property provides a welcoming entrance with a ground-floor cloakroom, leading through to a well designed open-plan dining kitchen, creating a sociable and practical space for both everyday living and entertaining. Separate Lounge.

To the first floor are three bedrooms, with the principal bedroom benefiting from its own en-suite shower room, complemented by a separate family bathroom.

Externally, the property has a small front courtyard garden area, while to the rear is a low-maintenance outdoor space. The garden features a paved patio area with a raised covered veranda, providing an excellent sheltered spot for outdoor seating. Beyond this is a stone-finished area with garden shed.

The property also benefits from allocated tandem parking to the rear.



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



Location

Situated in the village of Llanrhos and within close reach of local shops. Lying east of Deganwy and to the south of Llandudno with beautiful country surroundings and good access to the A55.

The Accommodation Affords:
(Approximate measurements only)

Front Entrance

Composite front door with two glazed decorative panels leading into Reception Hallway, staircase to first floor, coved ceiling, radiator, laminate flooring.

Cloak Room

Low flush w.c. corner sink unit, radiator, laminate flooring, uPVC double glazed window.

Lounge

16'9" x 10'2" (5.13 x 3.12)

uPVC double glazed window to front elevation, two radiators, decorative coved ceiling, laminate flooring.



Dining Kitchen

18'8" x 11'3" (5.69 x 3.45)

Range of base and wall units with complementary work surface over, five ring gas hob with double oven under, extractor hood, space for fridge/freezer, integrated dishwasher, space for washing machine, inset white sink, two radiators, tiled flooring, coved ceiling, uPVC double glazed window to rear elevation, uPVC patio doors leading to rear garden. Understairs storage cupboard.



First Floor

Landing, radiator, access to loft, cupboard housing Worcester gas central heating boiler.

Bedroom 1

12'9" x 10'2" (3.89 x 3.1)

uPVC double glazed window to rear elevation with distant views towards Bodysgallen, radiator, coved ceiling.

En-suite Shower Room

Low flush w.c. wash handbasin, large shower unit with rainfall shower attachment, radiator, shaver point, extractor.

Bedroom 2

10'2" x 9'6" (3.1 x 2.92)

uPVC double glazed window to front elevation, radiator.

Bedroom 3

11'6" x 8'2" (3.53 x 2.51)

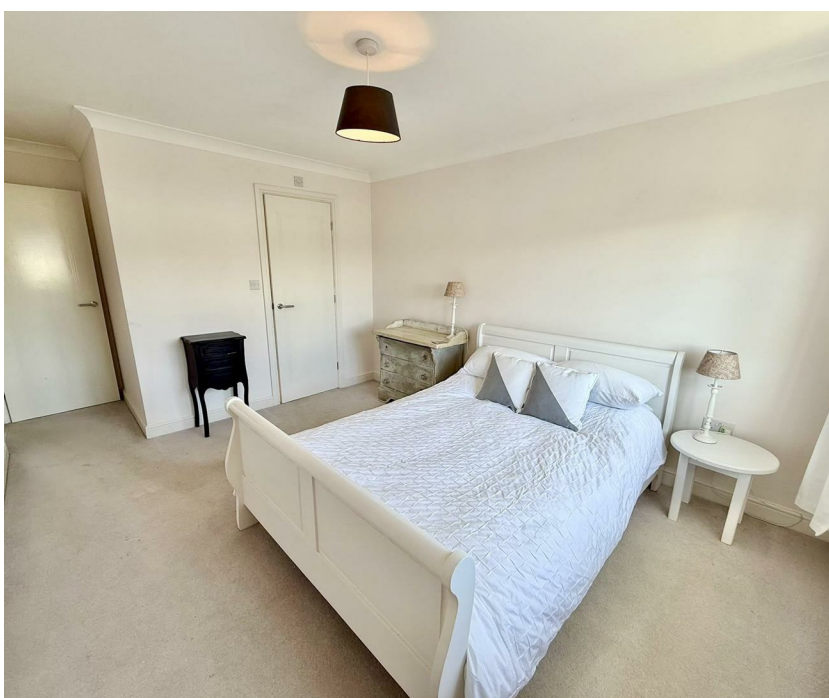
uPVC double glazed window to rear elevation with views to Bodysgallen and The Obelisk, radiator.



Bathroom

8'2" x 6'2" (2.51 x 1.88)

Panelled bath, low flush w.c. wash handbasin, part tiled walls, inset spotlighting, radiator, UPVC double glazed window to front elevation, shaver point.



Outside

Front garden with established shrubs. Enclosed private rear garden, rear patio with glazed covered veranda, garden shed, timber side gate with access to allocated parking.

Services;

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

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

Council Tax Band:

Conwy County Borough Council tax band D

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.

Directions

From the West Shore end of Llandudno turn left onto Bryn Gosol Road. Proceed up the hill and at the junction turn left onto Deganwy Road, continue through Llanrhos and take the right hand turn into Lon Pedr, number 5 will be viewed on the left hand side.

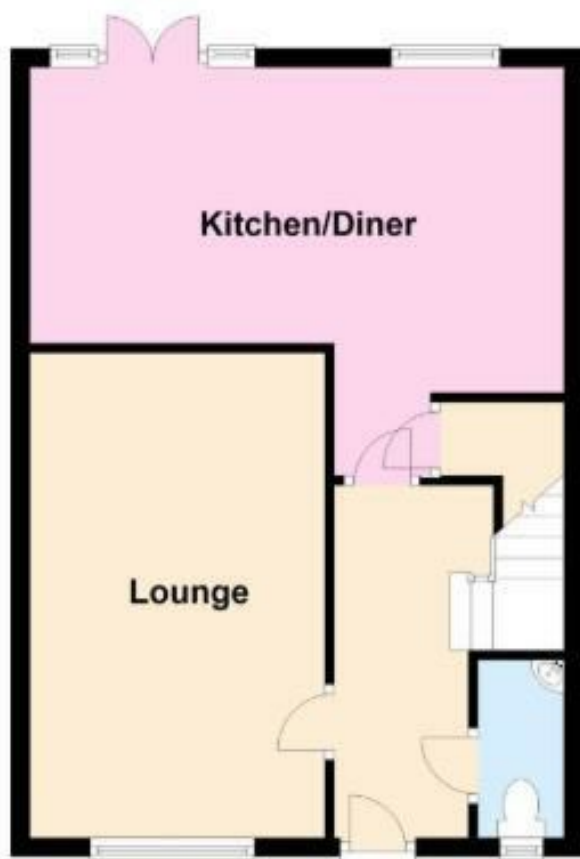




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 46.2 sq. metres (497.2 sq. feet)



First Floor

Approx. 47.1 sq. metres (507.3 sq. feet)



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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