



1 Vicarage Gardens
Llandudno LL30 1RG



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

1 Vicarage Gardens

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£359,950

A spacious, 3-bedroom detached bungalow in a highly popular cul-de-sac setting on the outskirts of Llandudno.

VIEWING HIGHLY RECOMMENDED

Tenure: Freehold - EPC TBA - Council Tax: F

Located in the highly popular residential area of Vicarage Gardens, this detached bungalow occupies a level plot with gardens to front and rear, twin car garaging, driveway parking. Affording: Entrance porch, reception hall, living room, dining room, utility room, dining kitchen, inner hallway, family bathroom, 3 bedrooms (master en-suite). Central heating and double glazing. The garden enjoys a rear garden with lawn and patio seating area with distant views to Nant Y Gamer.



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.

Accommodation Affords:
(approximate measurements only)

UPVC Double Glazed Entrance doors Leading To:

Entrance Vestibule:

Tiled flooring; Wooden main door leading to:

Reception Hall:

Radiator; coved ceiling; wooden door leading to reception room.

Lounge/Dining Room 19'2" x 16'4" (5.86m x 4.99m)

Coved ceiling; radiator; feature wooden fire surround with inset living flame gas effect fire; wooden double glazed window to side elevation; coved ceiling; UPVC double glazed patio doors leading onto garden with views looking over to Nant y Gamar Mountain; door leading to:

Dining Kitchen: 15'8" x 11'7" (4.80m x 3.55m)

Range of base and wall units with complementary worktops; 1 1/2 stainless steel sink unit; four ring gas hob; extractor fan; eye level double oven; space for fridge freezer; 2 wooden double glazed windows; radiator; part tiled walls;

Utility Room: 7'7" x 5'3" (2.32m x 1.61m)

Wooden double glazed part glazed rear door; stainless steel sink unit; gas central heating boiler; plumbing for washing machine; tall boy cupboard; part tiled walls.

Bedroom/Dining Room 11'10" x 9'1" (3.62m x 2.79m)

Front elevation upvc double glazed window; radiator; coved ceiling.



Inner Hall:

Access to loft space; airing cupboard housing cylinder tank.

Bedroom 1: 10'9" x 11'10" (3.29m x 3.63m)

UPVC double glazed window to front elevation; radiator.

En- Suite Shower Room: o.285'5" x 7'5" (o.87m x 2.28m)

Low flush w.c.; wash hand basin; glazed shower unit; fully tiled walls; double glazed window; radiator;shaver point.

Bedroom 2: 10'8" x 10'9" (3.26m x 3.30)

Double glazed window to rear overlooking rear garden and views towards Nant y Gamar Mountain; radiator.

Bedroom3: 7'6" x 10'0" (2.29m x 3.06)

Radiator; double glazed window overlooking Nant y Gamar;

Bathroom: 9'6" x 6'0" (2.92m x 1.85)

Panel bath with shower attachment over with glazed screen; low flush w.c; vanity unit with sink; shaver point;double glazed frosted window; part tiled walls; radiator.

Outside:

Rear private garden laid to lawn with mature trees and shrubs; flagged seating area; views towards Nant y Gamar Mountain. Front of property has parking for several vehicles and double garage with power and light.

Services:

Mains water; electric;gas and drainage connected to the property.

Council Tax Band:

Conwy County Borough Council tax band F

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.

Direction

Proceed from the A470 into Llandudno at the first round about take the second left into Vicarage Road and first left into Vicarage Gardens and the property will be viewed on the left hand side.



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



Floorplan To Follow

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