11 Bron Idda

Conwy LL32 8HQ

£129,950

A spacious three bedroom ex-local authority family home enjoying superb open views over surrounding countryside, situated within a small and quiet village development in Groesffordd.

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

The property is subject to a Section 157 Local Occupancy Clause

The property occupies an attractive position overlooking open countryside to the front, providing a pleasant rural outlook.

The accommodation offers well-proportioned rooms and would benefit from some modernisation, providing excellent scope for a purchaser to improve and personalise to their own requirements.
The property benefits from central heating and uPVC double glazing and the accommodation affords lounge, dining Room, fitted Kitchen and bathroom.
To the outside there is a storage shed and a raised rear garden to the rear.

The property is subject to a Section 157 Local Occupancy Clause

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

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

Location

Groesffordd is a picturesque, peaceful settlement within Conwy County, primarily known for its stunning countryside, wildlife, and proximity to the spectacular Snowdonia National Park and the Conwy Estuary. It serves as a scenic, rural haven popular for walking.

Accommodation Affords:

(Approximate measurements only)

Composite Front Door Leading To:

Reception Hall:

UPVC window; radiator; staircase leading to first floor level.

Lounge:

7'9" x 11'11" (2.37m x 3.65m)

UPVC double glazed window with extensive countryside views; radiator.

Dining Room:

11'11" x 11'5" (3.64m x 3.49m)

UPVC double glazed window to rear elevation; radiator.

Kitchen:

7'10" x 6'7" (2.41m x 2.02)

Range of base and wall units; stainless steel sink unit; composite part glazed door to rear garden; UPVC double glazed window, radiator.

Bedroom 1:
12'0" x 11'10" (3.68m x 3.62)
UPVC double glazed window overlooking rear elevation; radiator.

Bedroom 2:
11'3" x 12'2" (3.44m x 3.72)
Upvc double glazed window overlooking front elevation with countryside views; radiator.

Bedroom 3:
8'6" x 8'0" (2.61m x 2.44m)
UPVC double glazed window to front elevation with views to open countryside; radiator.

Bathroom:
Panel bath; low flush w.c.; wash hand basin; UPVC double glazed window.

Outside:
The rear garden is accessed by steps leading to a lawned area. Two out building storage.
The front garden is laid to lawn.

Services:
Mains water; electric; and drainage connected to the property.

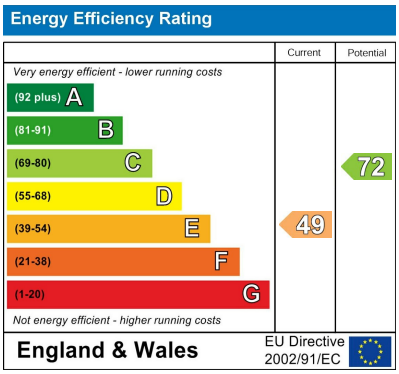
Council Tax Band:
Conwy County Borough Council tax band C

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.

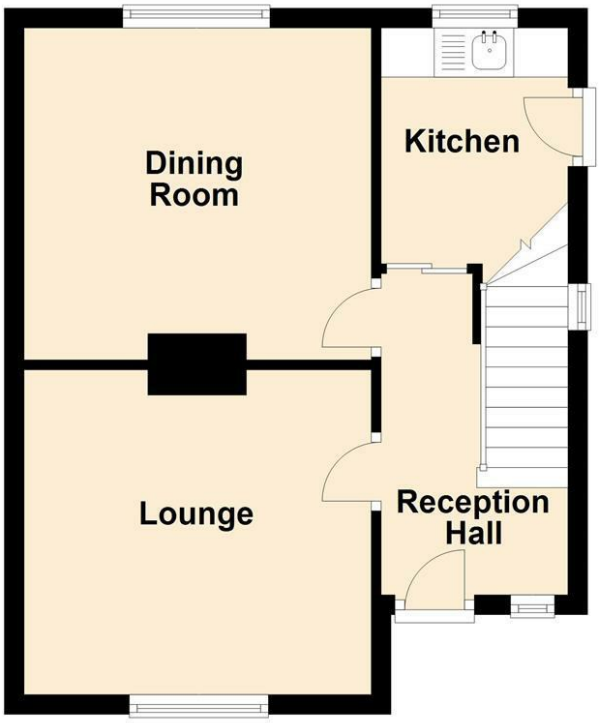
Directions:
From Conwy turn left by our office, continue up Uppergate Street, through the arch, turn left along St Agnes Road follow the road down into Gyffin and turn right onto Henryd Road. Follow the road and take your first right and Bron Idda will be viewed on your left hand side.

Local Occupancy Clause
The property is subject to a Section 157 Local Occupancy Clause, the purchaser must be resident in the County of Conwy or within a 30 mile radius (within Wales) for a minimum of 3 years, please ask the agents for more information.



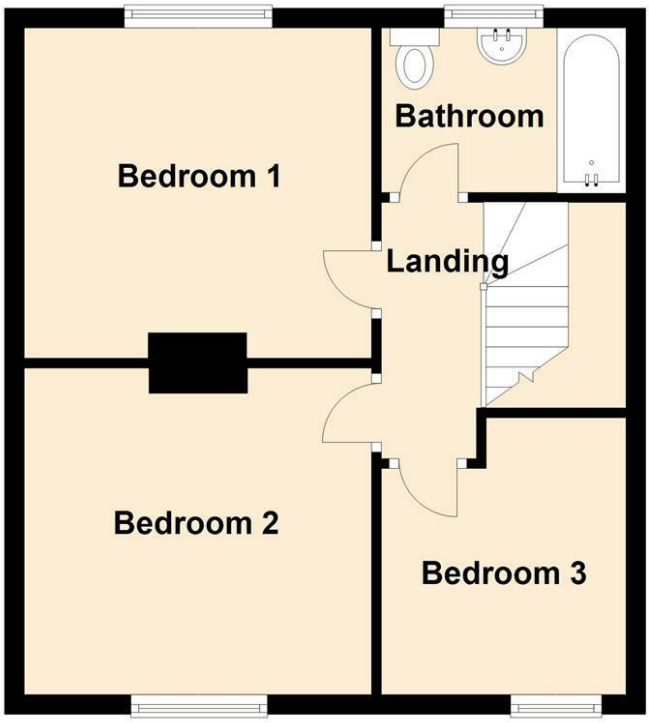
Ground Floor

Approx. 35.4 sq. metres (380.8 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.3 sq. feet)



Total area: approx. 76.7 sq. metres (826.1 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 option must be treated as given on the same basis as these particulars.

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