

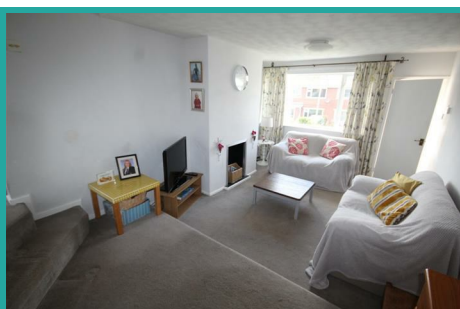


### **5 Bryn Castell, Conwy, LL32 8LF**

**£189,500**

A modern style 2 BEDROOM SEMI DETACHED BUNGALOW on a popular residential development, not far from the excellent facilities in the walled town of Conwy, the historic Castle and picturesque harbour front.

With vacant possession and NO ONGOING CHAIN the accommodation comprises FRONT PORCH, LOUNGE & DINING on two levels, KITCHEN, WALK IN SHOWER ROOM, GARAGE, GARDENS FRONT & REAR, GAS C.H & DOUBLE GLAZING. Set slightly above road level and from the rear garden in particular there are fine views of the distant hills and Castle. Tenure Freehold, Council Tax Band C. Awaiting EPC Ref CB8099



### Porch

Double glazed front door into the porch, tiled floor, inner door

### Lounge & Dining

18'2 x 12'10 (5.54m x 3.91m)

On two levels, double glazed window to front aspect, fireplace opening, gas point, two steps up to the dining area, central heating radiator

### Kitchen

10'1 x 7'5 (3.07m x 2.26m)

Stainless steel sink unit, wall and base cupboards, work top surfaces, double glazed, gas central heating boiler, plumbing for washing machine, stainless steel splash back

### Bedroom 1

11'11 x 9'1 (3.63m x 2.77m)

Three steps down from the inner hall, double glazed window, central heating radiator

### Bedroom 2

9'1 x 7'7 (2.77m x 2.31m)

Double glazed window to rear garden aspect, central heating radiator

### Wet Room

6'1 x 5'11 (1.85m x 1.80m)

Walk in shower, Mira shower unit, double glazed, w.c, wash hand basin, tiled walls, Dimplex heater, radiator

### The Garage

15'9 x 8 (4.80m x 2.44m)

Single brick garage access from Bryn Eithin,, up and over door, double glazed window, personal gate to the rear garden

### The Gardens

Lawn at the front and side of the bungalow. Tiered ornamental rear garden

### AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://www.guildproperty.co.uk) These sites could well find a buyer for your own home.

Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.

### BROADBAND & MOBILE CONNECTION

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. More information. The table shows the predicted broadband services in your area.

Standard 7 Mbps 0.8 Mbps

Good Superfast 80 Mbps 20 Mbps

Good Ultrafast 1800 Mbps 220 Mbps

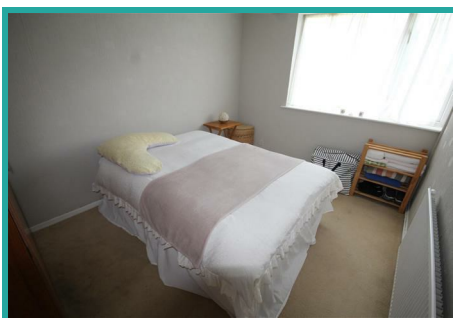
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

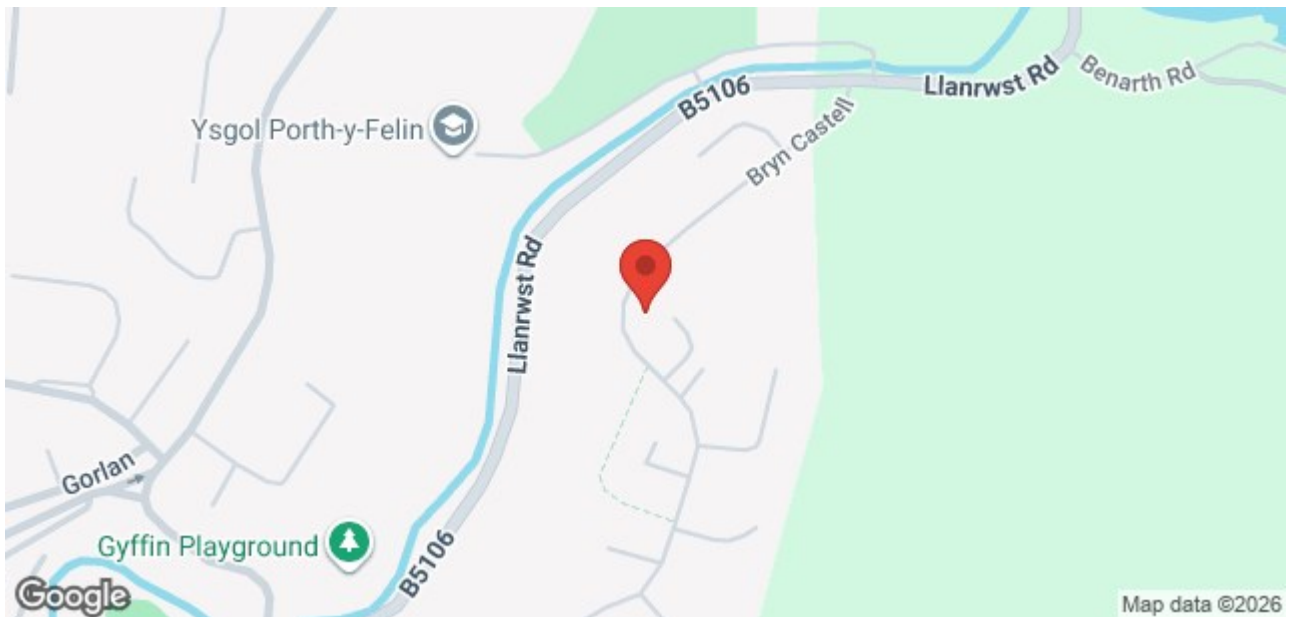
EE- Good outdoor and in-home

O2- Good outdoor

Three-UK Good outdoor and in-home

Vodafone\_ Good outdoor, variable in-home





| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

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