



19 Drws Y Nant

LL28 5EQ

£220,000

Modern two bedroom semi-detached house in an enviable elevated position with far-reaching views across the Conwy Valley, towards Conwy Bridge and the estuary.

Tenure: Freehold - EPC TBA - Council Tax: C

Situated at the end of a quiet cul-de-sac within a popular residential development in Glan Conwy, the property benefits from double glazing and gas central heating throughout and is well presented, offering comfortable and practical accommodation ideal for first-time buyers, downsizers or investment purchasers.

The accommodation briefly comprises a covered entrance, small entrance lobby, built-in cupboard housing the boiler, spacious lounge and dining room with patio doors onto rear garden, fitted kitchen with built-in appliances. First floor landing, two well-proportioned bedrooms and a modern bathroom.

Extensive rear garden, which is mainly sloping but offers excellent scope for landscaping to create an attractive and outdoor space. From both the garden and upper floor, the property enjoys impressive open views across.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>





Location

The location is particularly convenient, with easy access to the Conwy Valley and nearby countryside, while also being well placed for travel north towards Conwy, Colwyn Bay and the promenade. The A55 Expressway, local shops and the railway station are all within comfortable reach, making this an excellent base for commuting and everyday living.

The Accommodation Affords:
(Approximate measurements only)

Covered Front Entrance

uPVC double glazed door leading to small entrance lobby, built in boiler cupboard with cylinder and baxi wall mounted central heating boiler, fuse box.

Lounge/Dining Room

14'10" x 13'1" (4.54m x 4.0m)

Staircase leading off to first floor level, TV point, two radiators, telephone point, coved ceiling, sliding uPVC double glazed patio door leading onto rear patio and garden.

Kitchen

10'10" x 5'7" (3.31m x 1.72m)

Fitted base and wall cupboards with complimentary worktops, 1.5 bowl sink with mixer tap, stainless steel oven, four ring ceramic hob with stainless steel and glass canopy extractor above, plumbing for automatic washing machine, wall tiling, space for fridge/freezer, radiator, uPVC double glazed window overlooking front enjoying open aspect.



First Floor Landing

uPVC double glazed window, access to roof space.

Bedroom 1

9'10" x 11'8" (3.0m x 3.56m)

Built in wardrobe and store cupboard, radiator, uPVC double glazed window overlooking rear garden, TV point.

Bedroom 2

8'11" x 7'10" (2.73m x 2.4m)

uPVC double glazed window overlooking front with extensive views over the estuary towards the Great Orme, Conwy bridge and surrounding mountains, radiator.

Bathroom

6'6" x 5'8" (2.0m x 1.74m)

Three piece suite comprising; panelled bath with electric shower above, shower screen, pedestal wash handbasin, low level w.c. ladder style heated towel rail, fully tiled walls, inset lighting, extractor fan.

Outside

The property occupies a spacious plot with rear flagged patio area, slightly raised decking and extensive sloping rear garden, which is currently overgrown but an ideal blank canvas for landscaping and creating outside space to enjoy the magnificent views over the estuary towards the Carneddau mountains. The property also benefits from allocated parking for 2 or 3 vehicles.

Services

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

Viewing

By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

Proof Of Funds

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.


Council Tax Band:

Conwy County Borough Council tax band C

Directions

Proceed from Conwy, across the Expressway to the Black Cat Roundabout, take A470 signposted Betws y Coed and continue into the village of Glan Conwy. In the village centre, turn left just before the playing field and continue towards the Church. Just as you approach the Church on the left hand side, turn right towards the new housing development and then first right into Nant yr Efail and continue right up to the top of the estate, leading into Drws y Nant, which is a cul-de-sac right at the very top, and No. 19 Drws y Nant is 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	



Floorplan To Follow

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.

Iwan M Williams Estate Agents

5 Bangor Road
Conwy
LL32 8NG

Tel: 01492 555500
Email: conwy@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

