32 Rockfield Drive

Llandudno LL30 1PF

£349,950

Well presented Detached dormer style bungalow with rear conservatory, central heating, double glazing, attached car garage. Ample off road parking and large landscaped rear garden.

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

VIEWING HIGHLY RECOMMENDED

Occupying a pleasant position within this well-regarded residential setting, the property offers spacious and versatile accommodation, well suited to a range of buyers including those seeking a comfortable retirement home, whilst also providing ample space for family occupation.

The accommodation is well laid out and includes a welcoming lounge, fitted kitchen, dining room, bathroom, rear conservatory and ground floor bedroom space, with the added benefit of converted attic bedrooms, together with a shower room. The rooms also enjoy attractive sea and coastal views, adding further appeal to this adaptable home.

Generous plot with a large, level lawned rear garden, paved seating area and established borders, creating an excellent space for outdoor enjoyment and entertaining. To the front, there is a driveway providing off-road parking, together with a garage. Double glazing and central heating

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

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Location

The property is conveniently located for access to local amenities and is considered an ideal purchase for those looking for a retirement property or an inviting family home in a sought-after location.

Reception Hall:

UPVC double glazed front door, telephone point, laminated timber effect floor, turn staircase leading off to first floor level. Built in storage/ cloaks cupboard.

Living Room:

18'2" x 10'2" (5.56 x 3.1)
UPVC double glazed window to front and side elevations, feature timber fireplace surround with coal effect gas fire, TV point, coved ceiling, radiator, sliding patio door leading through to:

Conservatory:

8'9" x 9'0" (2.68 x 2.76)
UPVC double glazed windows and door leading to rear patio and garden. Door leading to attached car garage.

Kitchen:
12'8" x 10'4" (3.87 x 3.15)
Fitted range of base and wall units with complementary worktops, single drainer sink with mixer tap, wall glazed display cupboards, open shelving units. Integrated stainless steel oven, four ring gas hob and space for fridge freezer. Stable timber and glazed rear door, wall tiling, double glazed window to rear.

Bedroom 1:
12'1" x 10'3" (3.7 x 3.14)
Radiator, French doors leading onto rear patio.

Bathroom:
9'1" x 8'7" (2.79 x 2.64)
Panelled bath with shower screen and shower above, pedestal wash hand basin, low level WC, timber panelling to wainscot level, wall tiling, wall medicine cupboard, heated towel rial, radiator.

Shower Room:
Three piece suite comprising shower enclosure, pedestal wash hand basin, low level WC, Velux double glazed window to front.

Bedroom 2:
9'4" x 10'7" (some limited head room) (2.86 x 3.23 (some limited head room))
UPVC double glazed window to gable end wall, velux double window to rear, eaves storage cupboards and small built in wardrobe.

Bedroom3:
11'1" x 11'5" (some limited head room) (3.4 x 3.5 (some limited head room))
UPVC double glazed window to gable end wall with sea views, radiator, storage cupboards.

Attached Garage:
UPVC double glazed window and timber rear door, up and over main door, power and light connected.

Outside:
The property is set in a large plot with level garden and parking area. Large block paved front hardstanding and driveway providing parking space for several vehicles, shrubs and planted borders, side gate leading to extensive landscaped rear garden mainly laid to lawn with large patio areas to immediate rear of house and also at the end of the garden, raised beds and borders, outside lights and water tap.

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

Directions:

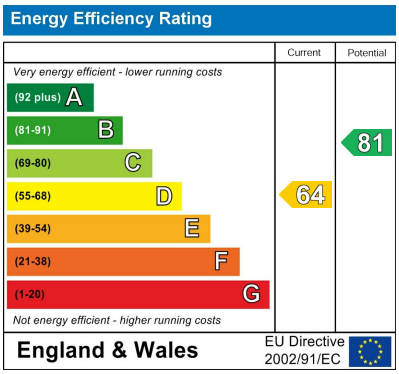
From the direction of Conwy proceed through Deganwy Village out towards Llandudno, turn right up Hawes Drive and take first left into Rockfield Drive and the property will be viewed on the right hand side.

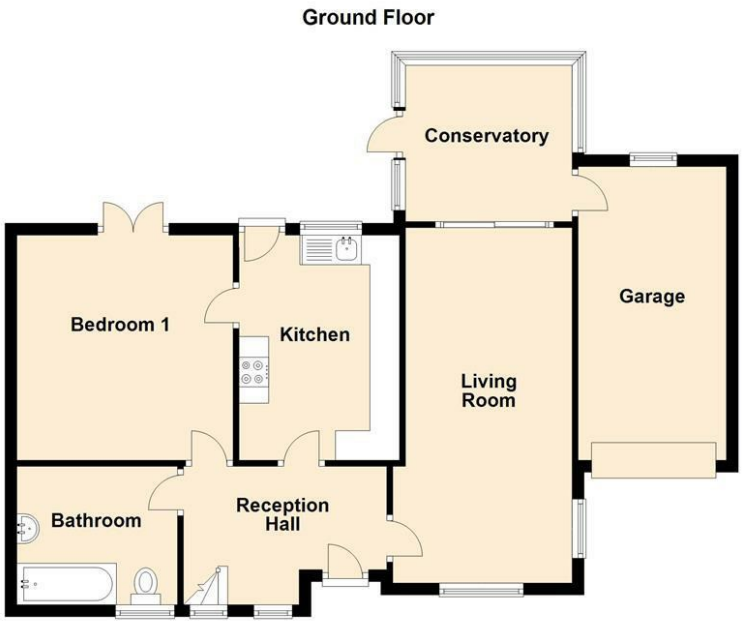
Council Tax Band:

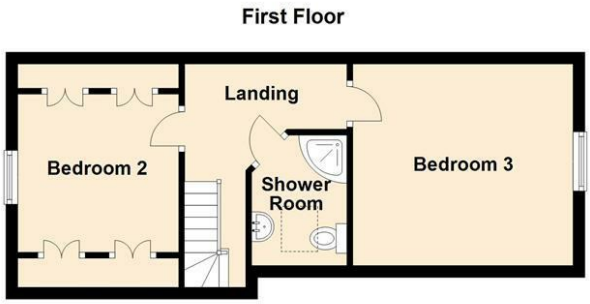
Conwy County Borough Council tax band D

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.







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.

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

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