

Golygfa

Pandy Tudur LL22 8UL

£149,950





A well-presented semi-detached split-level home, pleasantly positioned within a quiet village setting, enjoying far-reaching views across the village and surrounding countryside.

Tenure-Freehold Council Tax- C EPC-TBA

The accommodation is arranged over split levels and offers a comfortable and practical layout, including a bright lounge/dining room with glazed doors opening directly onto a private balcony, providing an excellent vantage point from which to appreciate the attractive rural outlook. The property also benefits from a fitted kitchen, well-proportioned bedrooms and a modern bathroom. Outside, there is a terraced garden providing useful seating and recreational areas, together with off-road parking. Further benefits include central heating and double glazing.

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IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



Location

Pandy Tudur is a small rural village surrounded by attractive North Wales countryside, offering a peaceful setting while remaining within convenient travelling distance of neighbouring villages and the wider range of shops, schools and everyday amenities available in the nearby market towns of Llanrwst and Abergele.

The Accommodation Affords:

(Approximate measurements only)

Reception Hall

uPVC double glazed front door, panel effect walling, access to roof space, staircase leading down to bedroom area.

Lounge

12'5" x 11'11" (3.81m x 3.65m)

Sliding double glazed patio doors leading onto rear glazed balcony enjoying extensive views over the Valley, TV point, built-in electric meter cupboard, double panel radiator, archway leading through to Kitchen.

Kitchen

5'1" extending to 6'6" x 10'11" (1.56m extending to 2.0m x 3.34m)

Fitted range of base and wall cupboards, single drainer sink with mixer tap, electric cooker point with canopy stainless steel extractor above, plumbing for automatic washing machine, uPVC double glazed window overlooking rear enjoying extensive views, wall tiling, recess for fridge/freezer.





Bedroom 2

9'10" x 9'2" (3.0m x 2.8m)

Double panel radiator, uPVC double glazed window overlooking front, coved ceiling.

Bathroom

8'11" x 4'6" (2.74m x 1.38m)

Three piece suite comprising; timber panelled bath with electric shower above, shower screen, low level w.c. pedestal wash handbasin, wall tiling, uPVC double glazed window to front, chrome ladder style heated towel rail.

Hallway

7'10" x 5'3" (2.4m x 1.62m)

Staircase leading down to lower ground floor. uPVC double glazed door leading onto rear sun terrace and garden, coved ceiling, built-in understairs storage cupboard, access to underfloor void with substantial area for storage, light connected, tiled floor.

Bedroom 1

12'3" x 10'3" (3.74m x 3.14m)

Double panel radiator, uPVC double glazed window overlooking rear of property.

Outside

The property enjoys attractive outside space arranged over several levels, designed to take full advantage of its elevated position and the surrounding countryside views. To the rear is a paved patio seating area immediately adjoining the house, together with a raised balcony providing an excellent vantage point across the countryside. The gardens continue down through a series of lawned, and planted areas, with mature shrubs, flowering plants and established boundaries creating a pleasant and relatively private setting. Timber steps and pathways connect the lower level off-road parking area for two vehicles, with pedestrian access leading up through the garden to the house.

Services

Mains water, electricity and drainage, Bottled gas supply for central heating.

Council Tax

Band-C

Viewing

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@imwestates.com

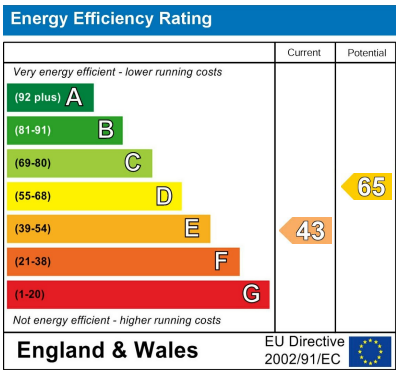
Proof Of Funds

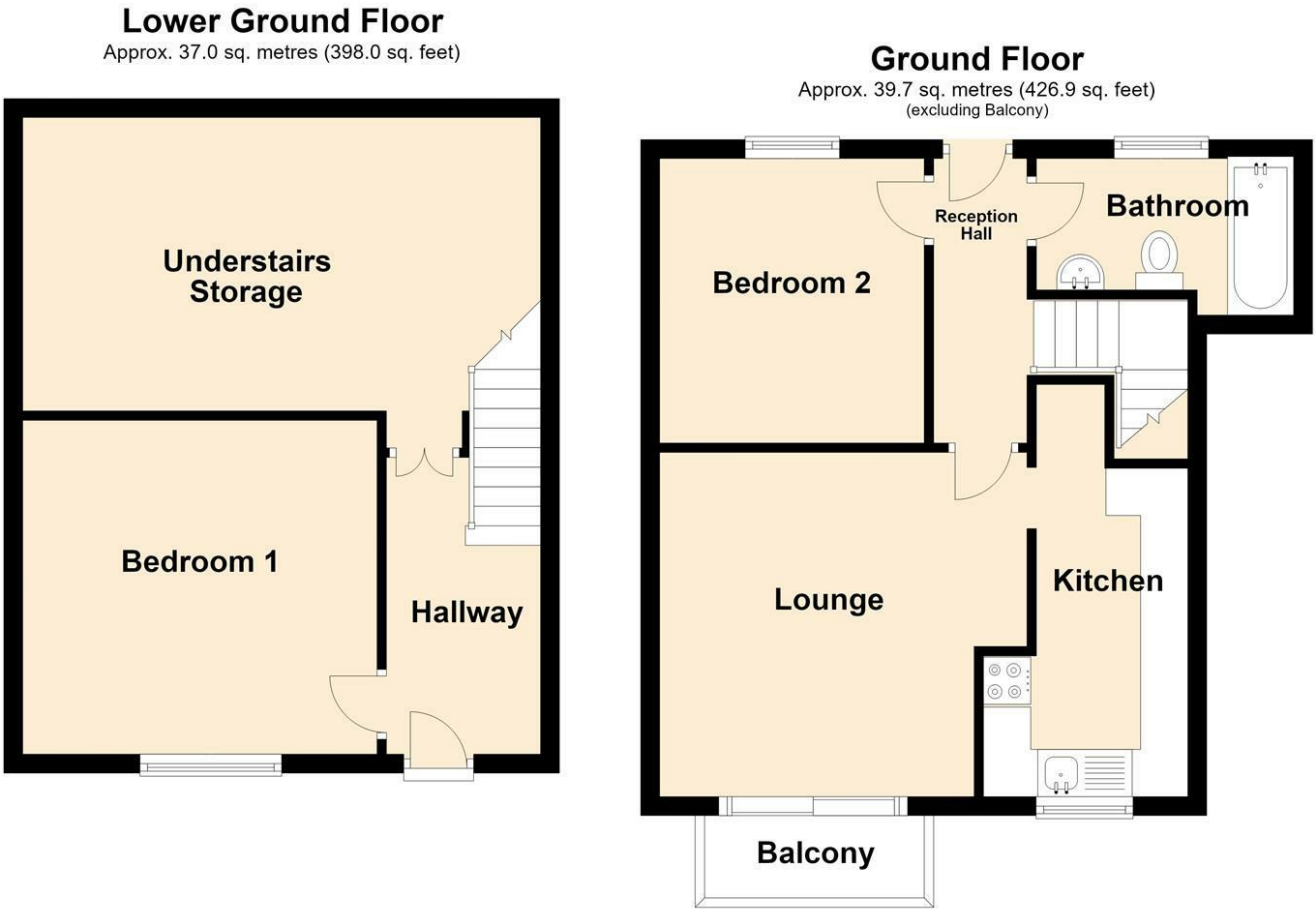
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport 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.











Total area: approx. 76.6 sq. metres (825.0 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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