13 Tan Y Berllan

Deganwy Conwy LL31 9RD

£220,000

A 2 bedroom semi detached bungalow situated in the popular area of Llwyn Estyn in Deganwy, conveniently located close to local amenities and transport links.

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

This spacious 2 bedroom property offers excellent scope for modernisation. Featuring well proportioned rooms, the home provides a fantastic blank canvas to create a contemporary living space. The accommodation comprises a spacious Lounge, kitchen, inner hallway, two bedrooms and shower room. The property benefits from front and rear gardens, providing outdoor space ideal for relaxation or further landscaping. Single car garage and off-road parking. This bungalow presents an ideal opportunity for purchasers looking to refurbish and personalise a home in a desirable coastal location, with convenient access to local amenities and transport links.

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

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

Location

The property is located in a popular setting within Deganwy village. Deganwy is situated on the Conwy estuary overlooking the world heritage site of Conwy castle, home to Deganwy Marina and the Quay hotel and spa. The village has a range of shops, restaurants, beach and promenade. Chester 45 miles, Manchester airport 75 miles.

The Accommodation Affords:

(Approximate measurements only)

Entrance Vestibule

6'10" x 4'6" (2.10m x 1.38m)
Decorative panelled composite door leading to Entrance Vestibule, radiator, coved ceiling. Door leading into Lounge.

Lounge

17'9" x 10'11" (5.43m x 3.34m)
uPVC double glazed bay window to front elevation, feature timber fire surround with inset flame effect fire, coved ceiling, radiator, TV point.

Bedroom 1

12'11" x 10'1" (3.94m x 3.09m)
Range of fitted wardrobes with drawers, radiator, uPVC double glazed window to rear elevation overlooking garden.

Bedroom 2

10'0" x 9'10" (3.06m x 3.02m)
uPVC double glazed window to rear elevation overlooking rear garden, radiator.

Inner Hall
6'2" x 4'2" (1.90m x 1.29m)
Radiator, loft access.

Shower Room
5'6" x 6'0" (1.68m x 1.84m)
Low flush w.c. wet room with Mira Advance shower fitment, wash handbasin, plastic wall covering, radiator, uPVC double glazed window, airing cupboard with cylinder tank.

Kitchen
9'6" x 9'4" (2.90m x 2.85m)
Range of base and wall units with work surface over, space for cooker, extractor over, stainless steel sink unit, plumbing for washing machine, uPVC double glazed window, uPVC double glazed rear door. Part tiled walls, space for undercounter fridge.

Garage
17'2" x 8'7" (5.25m x 2.62m)
Single car garage, up and over door, power and light connected.

Outside
Front garden laid to lawn with mature shrubs, side paved pathway leading to front of garage. Rear flagged patio area with steps leading up to raised lawned garden, screen hedging and mature shrubs.

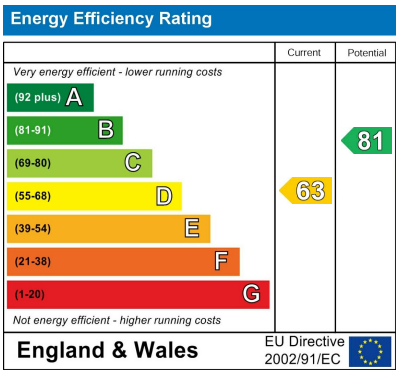
Services
Mains water, electric, gas and drainage connected to the property.

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.

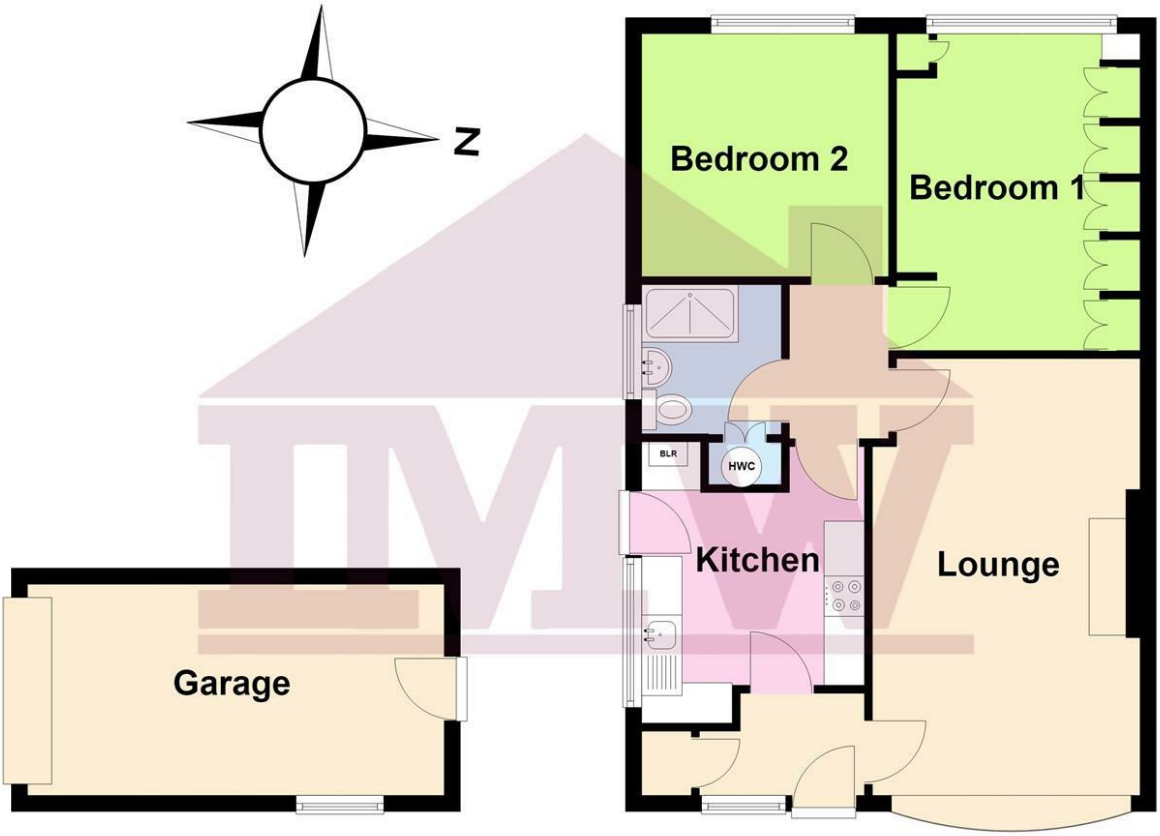
Council Tax Band:
Conwy County Borough Council tax band C

Directions
From conwy, continue over Conwy bridge, at the roundabout take the first exit towards Deganwy and first right onto St Georges Drive. Take your first left onto Overlea Avenue, at the crossroads turn right and up Albert Drive taking your second right into Llwyn Estyn. At the bottom of the hill turn left onto Tan Y Berllan and number13 is on the left.



Ground Floor

Approx. 72.3 sq. metres (778.5 sq. feet)



Total area: approx. 72.3 sq. metres (778.5 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.

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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