

Bryn Dewi Esplanade

Penmaenmawr LL34 6LY

£225,000



A well presented semi detached house located within walking distance of Penmaenmawr village centre, enjoying delightful sea views towards the sea and the Great Orme.

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



Well appointed three-bedroom home commanding an elevated setting, enjoying extensive far-reaching views, together with a garage, workshop and ample off-road parking.

The property benefits from double glazing throughout and gas central heating, making it an ideal family home.

The accommodation offers well-proportioned living space comprising three bedrooms, with the property further enhanced by its excellent outside facilities. The garage and separate workshop provide useful storage and workspace, while the generous off-road parking is ideal for several vehicles.

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IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



Location

Penmaenmawr is a village situated on the North Wales Coast enjoying the backdrop of the Snowdonia hills and far reaching sea views towards Anglesey coastline. Benefitting from local shops and services, sandy beach. The A55 facilitates easy travelling along the North Wales Coast from Chester through to Anglesey.



Reception Hall

17'10" x 5'10" (5.44m x 1.80m)

uPVC double glazed front door leading into Reception Hall, uPVC double glazed window with sea views, staircase to first floor, radiator, coved ceiling, under stair storage cupboard.

Lounge

12'2" x 13'5" (3.73m x 4.10m)

uPVC double glazed bay window with extensive views over towards the sea and the Great Orme, radiator, coved ceiling, inset fireplace with wood burner stove on a slate hearth.

Dining Room

12'11" x 10'11" (3.96m x 3.35m)

uPVC double glazed window to rear elevation, views to Penmaenmawr Mountain, radiator, built-in cupboard housing Ideal gas central heating boiler.



Kitchen

16'9" x 8'4" (5.13m x 2.56m)

Range of modern base and wall units with complementary work surface over, stainless steel sink unit, space for cooker, stainless steel extractor hood over, part tiled walls, tiled flooring, uPVC double glazed window, radiator. uPVC double glazed door leading into rear storage area.

Rear Hallway
uPVC double glazed door leading into rear garden, cupboard with plumbing for washing machine and space for dryer. Built in cupboard.

Store Room
8'2" x 6'1" (2.49m x 1.87m)
Window to side elevation.

First Floor Landing
Radiator, access to loft, airing cupboard with radiator.

Bedroom 1
12'4" x 11'1" (3.76m x 3.38m)
uPVC double glazed window to rear elevation with views to Penmaenmawr Mountain, radiator.

Bedroom 2
11'1" x 9'10" (3.38m x 3.0m)
uPVC double glazed window to front elevation with extensive views to the sea and the Great Orme, radiator, built-in shelving.

Bedroom 3
10'1" x 8'6" (3.08m x 2.61m)
uPVC double glazed window with extensive views to the sea and the Great Orme, radiator.

Shower Room
5'1" x 6'3" (1.56m x 1.93m)
Fitted with a large shower cubicle with glazed doors, Triton electric shower fitment, part tiled walls, radiator, wash handbasin, extractor fan, uPVC double glazed window to rear elevation.

Separate WC
2'11" x 5'4" (0.90m x 1.65m)
Low flush w.c., radiator, uPVC double glazed window to rear elevation.

Outside
Rear paved garden with side lawn area and mature shrubs. Steps leading up to a service road with ample parking adjacent for approx four cars. Side steps leading up to a raised wild garden and lawned area.
Steps leading up to the front of the property with slate patio area enjoying sea and Great Orme views.

Workshop
8'4" x 22'6" (2.56m x 6.87m)
uPVC double glazed door leading into Workshop with power and light connected, wood burner stove.

Garage
15'4" x 14'4" (4.68m x 4.39m)
Garage at the front of the property currently used as a Workshop, power and light connected.

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

Council Tax Band:
Conwy County Borough Council tax band D

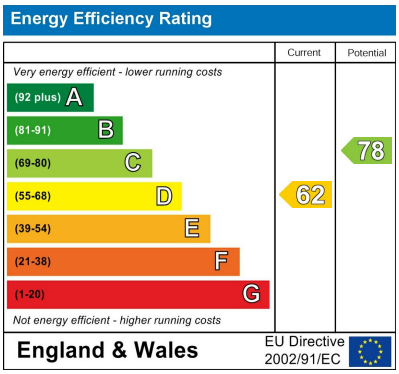
Viewing
By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

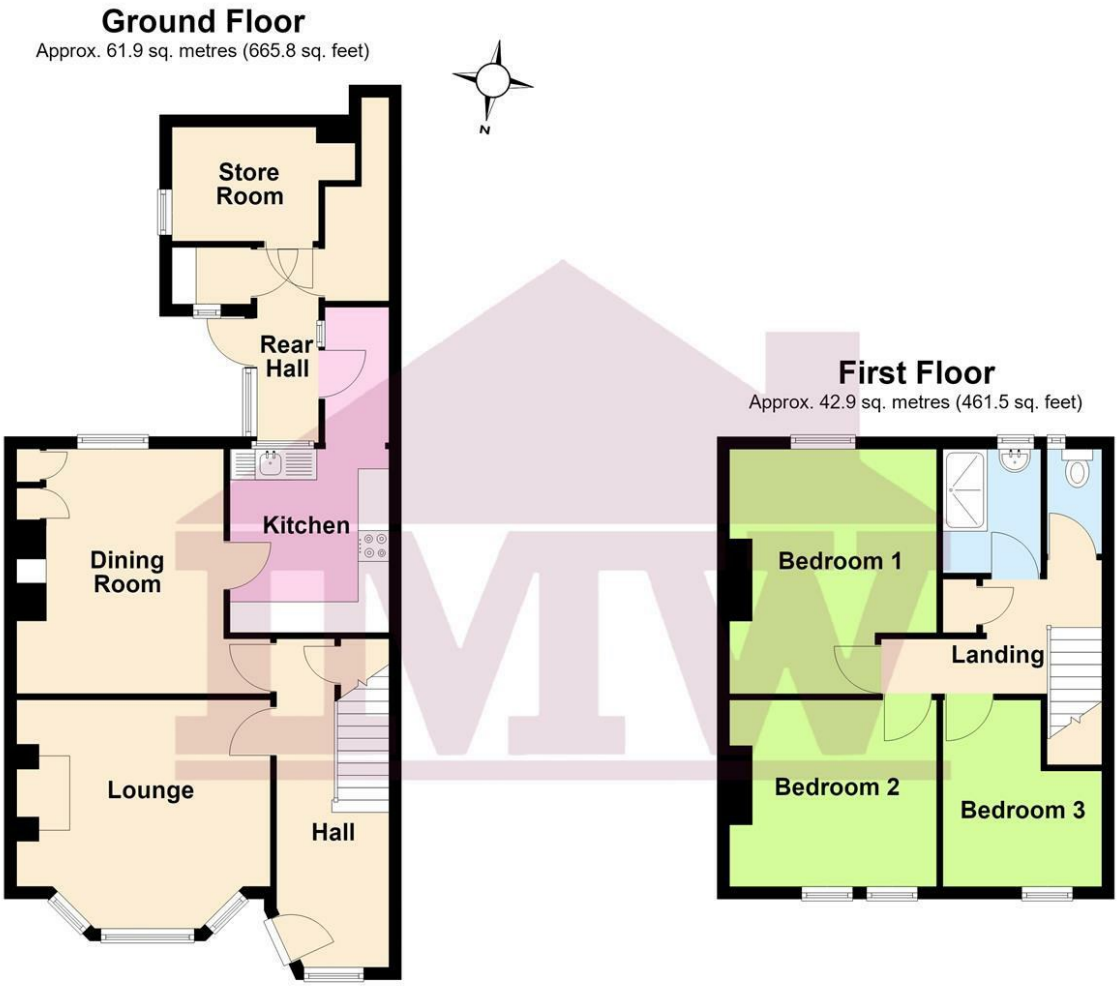
Proof Of Funds
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such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











Total area: approx. 104.7 sq. metres (1127.2 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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