3 Nant Y Coed

Llandudno Junction LL31 9TZ

£205,000

A 3 bedroom spacious semi detached dormer bungalow occupying a generous plot with ample driveway parking, with lawned and patio garden. Situated in a convenient location within easy reach of local shops, amenities and transport links.

Tenure: Freehold -EPC D - Council Tax: C

A spacious, well presented, dormer style bungalow, set within a generous sized plot. The accommodation comprises of reception hall, lounge, modern fitted kitchen, dining room, modern shower room, 2 ground floor bedrooms, to the first floor there is an additional bedroom. The property also benefits from gas central heating, double glazing, low maintenance front and rear gardens with spacious driveway.

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

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

Location

Located within level walking distance to the centre of Llandudno Junction which has a variety of local
shops and amenities. It is located in the vicinity of the railway station and bus route and is very close to the A55 Expressway for easy access to Chester and the motorways. The castle town of Conwy is just a short distance away with the bigger towns of Llandudno and Colwyn Bay close by.

The Accommodation Affords:

(Approximate measurements only)

Reception Hall

uPVC part glazed decorative panelled door leading into Reception Hall, cupboard housing consumer unit, coved ceiling, laminate flooring, storage cupboard.

Lounge

21'0" x 14'4" (6.42 x 4.37)

Two uPVC double glazed windows with views over towards the Snowdonia mountain range, feature fire surround, staircase leading off to first floor, two radiators.

Dining Kitchen
10'8" x 12'6" (3.27 x 3.83)
Range of base, wall and drawer units with work surface over, inset stainless steel sink unit, space for cooker, uPVC double glazed window to side elevation, part tiled walls, inset spotlighting, laminated flooring.

Shower Room
6'4" x 6'0" (1.95m x 1.83m)
Corner glazed shower unit, vanity unit with inset sink, low flush w.c. uPVC double glazed window to side elevation, inset spotlighting, wall mounted towel rail, waterproof wall covering.

Bedroom 1
10'4" x 7'4" (3.15m x 2.26m)
uPVC double glazed window to rear elevation, radiator.

Bedroom 2
31'9" x 29'2" (9.7m x 8.9m)
uPVC double glazed window to side elevation, radiator.

First Floor Bedroom
15'0" x 12'2" (4.59m x 3.71m)
uPVC double glazed window with views over to the Snowdonia mountain range.

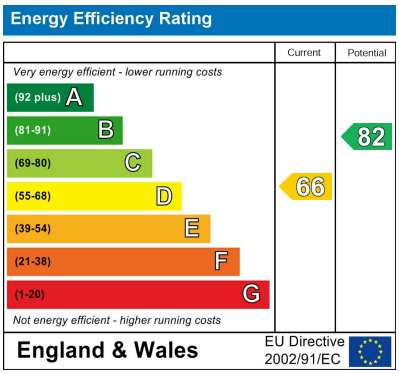
Outside
Patio area, laid to resin, raised lawn area with pond, various seating areas. Storage room with plumbing for washing machine, space for tumble dryer, Valiant wall mounted gas central heating boiler. Side driveway with ample parking, front low maintenance garden.

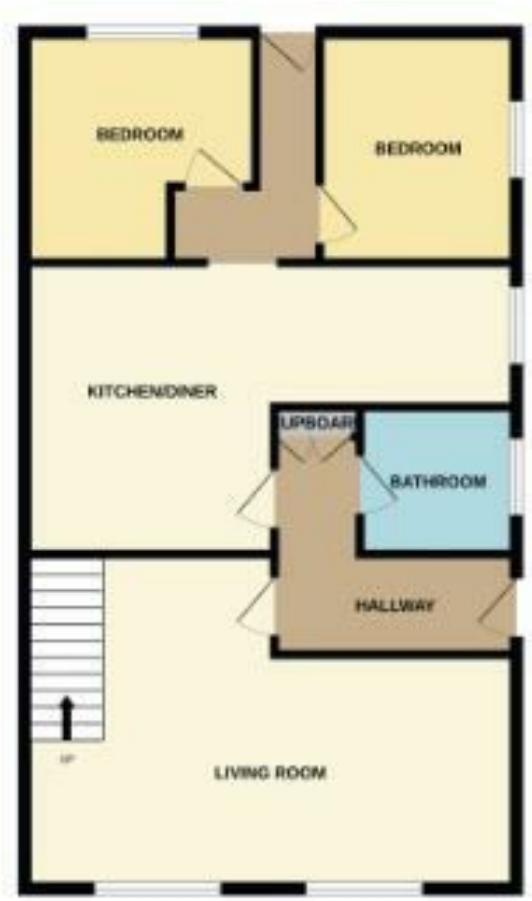
Services
Mains water, gas, electricity and drainage are connected to the property.

Council Tax Band:
Conwy County Borough Council tax band C

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.

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





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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