



31 Gower Road

Mochdre Conwy LL28 5AE

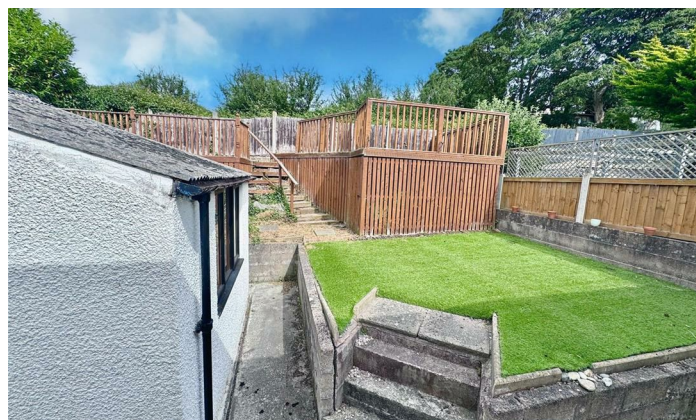
£189,500

Occupying an elevated position within a popular residential cul-de-sac, this well presented traditional semi-detached bungalow enjoys far-reaching views across the surrounding countryside towards the distant hills.

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

Having been upgraded in recent years, the property benefits from uPVC double glazing, gas fired central heating, a modern fitted breakfast kitchen and a contemporary bathroom, making it an ideal purchase for first time buyers, those looking to downsize or purchasers seeking a comfortable retirement home.

The light and well proportioned accommodation briefly comprises: entrance porch, welcoming reception hall, spacious lounge enjoying the delightful outlook, modern breakfast kitchen, two generous double bedrooms and a stylish bathroom.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>





Location

Situated within a sought after cul-de-sac location, the property is conveniently placed for local amenities whilst enjoying a peaceful setting with attractive open views.

Entrance

Side entrance with uPVC double glazed door leading to Entrance Vestibule, oak and glazed door leading to Reception Hall.

Reception Hall

Built-in cloaks cupboard, access to roof space, radiator, oak doors leading off.

Lounge

17'10" x 10'8" (5.44m x 3.27m)

uPVC double glazed window overlooking front enjoying extensive views, radiator, coved ceiling.

Breakfast Kitchen

11'5" x 9'2" (3.5m x 2.8m)

Fitted range of modern base and wall units with complementary worktops, space for washing machine and fridge, single drainer sink with mixer tap, integrated oven, four plate ceramic hob with extractor over. uPVC double glazed window, radiator.



Bedroom 1

10'9" x 12'3" (3.29m x 3.74m)

uPVC double glazed window overlooking rear garden, radiator, timber flooring.

Bedroom 2

10'10" x 7'10" (3.31m x 2.41m)

Radiator, uPVC double glazed window overlooking rear of property.

Bathroom

7'8" x 5'8" (2.35m x 1.74m)

Three piece suite comprising; 'P' shaped bath with shower above, shower screen, vanity wash basin, low level w.c. fully tiled walls, chrome ladder style heated towel rail.

Outside

The property benefits from a driveway providing off-road parking leading to a substantial detached garage with adjoining workshop, ideal for storage, hobbies or further potential. Gardens are located to both the front and rear, with the rear featuring an attractive raised decked seating area, creating an excellent space for outdoor dining and entertaining.

Services

Mains water, gas, electricity and mains 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:

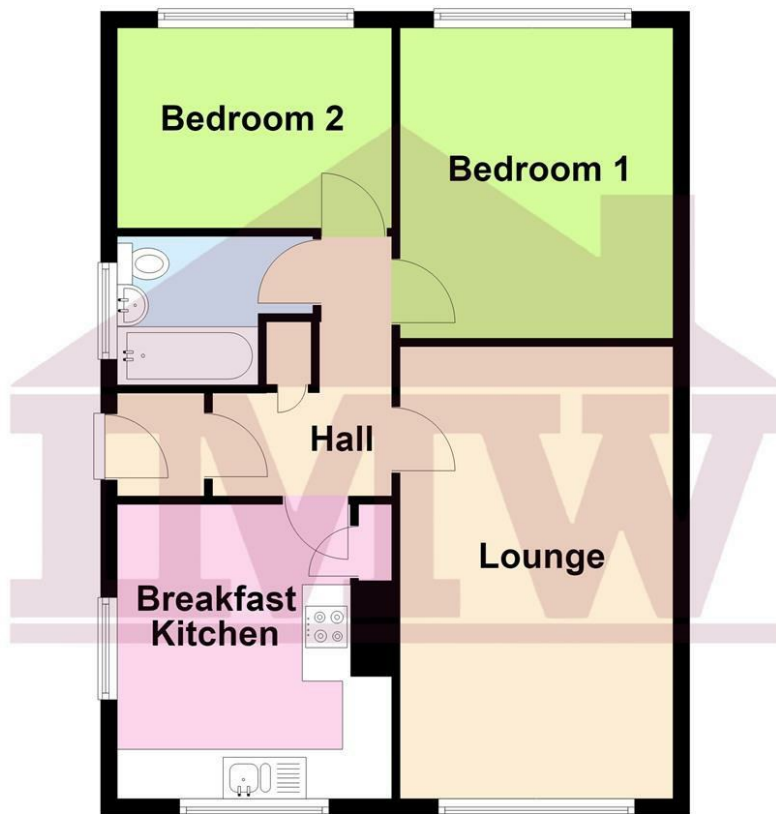
Conwy County Borough Council tax band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Ground Floor

Approx. 62.2 sq. metres (669.8 sq. feet)



Total area: approx. 62.2 sq. metres (669.8 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 opinion must be treated as given on the same basis as these particulars.

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