

Min Y Don West End,

Glan Conwy LL28 5SY

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£369,000

An immaculately presented three bedroom semi-detached home, occupying a superb setting on the outskirts of Glan Conwy, enjoying panoramic views across the Conwy Estuary towards the surrounding hills and mountains.

Tenure: Freehold EPC - TBA - Council Tax Band; E

Upgraded and renovated in recent years to provide beautifully appointed accommodation, combining modern comfort with a wealth of character features. The rooms are light, spacious and tastefully presented throughout, with attractive fireplaces, high ceilings, decorative coving and quality finishes.

The ground floor comprises an entrance lobby, useful utility room, elegant lounge, sun lounge opening onto the patio, and a superb dining kitchen fitted with a range of units, central island and generous dining area.
To the first floor there are two double bedrooms and single bedroom and a spacious four piece bathroom. There is also an attic room with light and power, providing useful additional space.

Outside, the property benefits from a gravelled driveway providing off-road parking for approximately three vehicles. To the rear is a beautifully landscaped terraced garden, with a raised patio enjoying exceptional views, steps down to lawned gardens, a garden shed, and a prepared hardstanding for a hot tub with power already connected.

A beautifully maintained home in a highly desirable edge-of-village location, ideal for those seeking character, comfort and outstanding views.

VIEWING HIGHLY RECOMMENDED







Location

A beautifully maintained home in a highly desirable edge-of-village location, ideal for those seeking character, comfort and outstanding views.

Glan Conwy is a popular village overlooking the estuary towards the castle town of Conwy, offering local amenities including primary school, a Public House and several other small businesses. Conveniently situated a short distance from the A55 expressway and the larger towns of Llandudno and Colwyn Bay.

Accommodation Affords:

(Approximate Measurements only)

Double Glazed Door Leading To:

Entrance Lobby:

Which opens to Kitchen and dining Room.

Utility Room: 7'0" x 6'6" (2.15m x 2m)

Fitted worktops and space below for washing machine; dishwasher and dryer; wall cupboard; space for American Fridge; radiator; double glazed sash window.

Kitchen/Dining Room: 21'4" x 11'6" (6.51m x 3.52m)

Fitted range of cream base units with granite worktops; feature recessed former fireplace housing range cooker with granite and tiled surround; extractor hood; integrated Belfast style percaline sink; tall cupboard housing Worcester boiler and electric meters; central island unit with granite worktop; sash double glazed window overlooking side elevation.

Dining Area: Stained timber floor boards; two radiators; feature recessed fireplace with substantial slate lintel and hearth; inset multi fuel stove; coved ceilings; sash double glazed windows to front elevation.

Timber and leaded glass door leading through to:

Reception Hall/Inner Hall/ Sun Lounge: 15'1" x 10'3" (4.6m x 3.14m)

Turned balustrade and spindle staircase leading off to first floor level; understairs storage cupboard; bifold door leading onto patio.







Lounge: 11'10" m x 11'7" (3.62 m x 3.55m)

Large square bay sash window overlooking rear enjoying views to the surrounding hillside and over the Conwy estuary; window seating with inset storage cupboards below; cast iron fireplace surround slate hearth with coal effect gas fire; coved ceiling; radiator; t.v point.

First Floor Landing:

Access to roof space.

Bedroom 1: 11'10" x 12'1" (3.63m x 3.7m)

Picture rail; radiator; sash double glazed window over looking rear enjoying extensive views over the estuary and surrounding hillside.

Bedroom 2: 12'2" x 10'0" (3.72m x 3.06m)

Overlooking front of property; sash double glazed window; radiator.

Bedroom 3: 9'10" x 6'0" (3m x 1.83m)

Radiator; sash double glazed window over looking rear enjoying extensive views.

Family Bathroom: 11'5" x 9'3" (3.5m x 2.83m)

Four piece suite comprising large shower enclosure; rolled top bath with claw feet; hand held mixer tap and shower adapter; vanity unit with granite work top and porcelain bowl; low level w.c.; radiator; coved ceiling; wall tiling and timber cladding; tall cupboard with shelving for linen storage.







Outside:
The property enjoys beautifully landscaped and well maintained gardens to both the front and rear, designed to take full advantage of the superb surrounding scenery and estuary views. To the rear is a generous paved sun terrace and raised seating area with wrought iron balustrading, providing an ideal space for outdoor dining and entertaining whilst enjoying far reaching views across the water, surrounding countryside and hillsides beyond. Steps lead down to a level lawned garden with attractive curved paved pathways, mature shrubs, established hedging and feature ornamental tree together creating a high degree of privacy and a delightful setting. There is also a useful garden shed together with additional patio seating areas ideal for enjoying the sunny south westerly aspect.

To the front, the property benefits from a low maintenance gravelled driveway providing ample off road parking together with gated side access leading to the rear garden. Outside tap and electricity.

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

Council Tax Band:
Conwy County Borough Council tax band E

Viewing:
By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

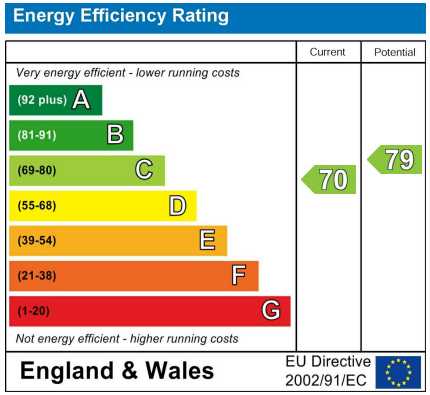
Proof of Identity:
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID,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

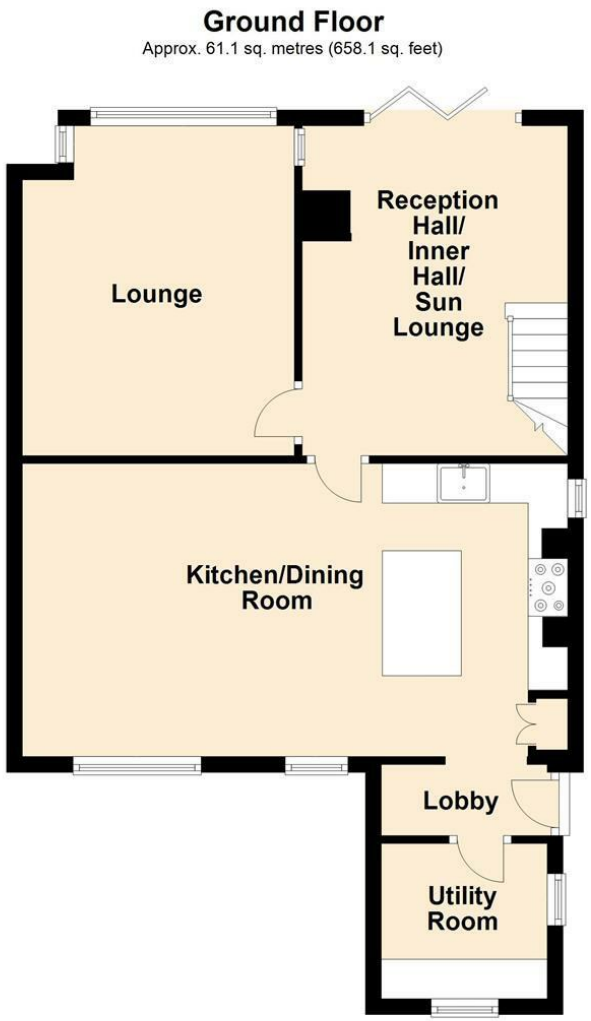
Agency Notes:
The property benefits from a security alarm and camera system.

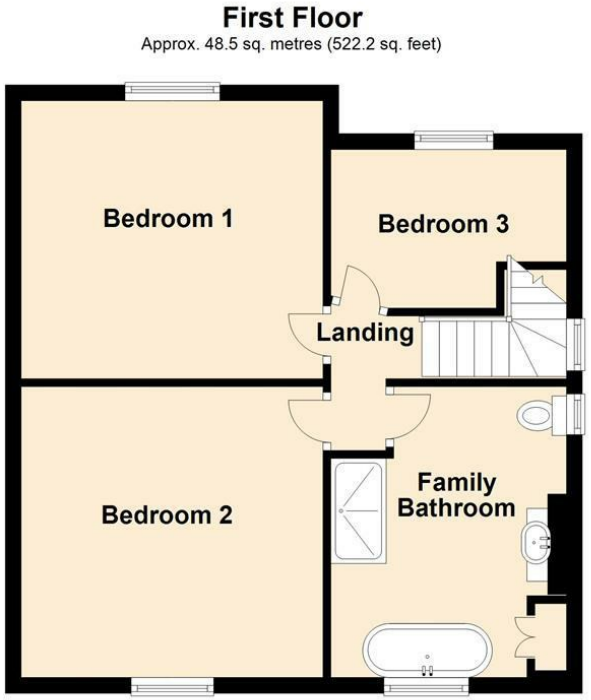












Total area: approx. 109.7 sq. metres (1180.4 sq. feet)

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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