



21 Glan Collen

Llangernyw LL22 8PW

£110,000

A semi-detached two bedroom bungalow occupying a sizeable corner plot within a popular residential estate in the village of Llangernyw, conveniently placed for local amenities.

Tenure: Freehold. EPC - TBA. Council Tax Band - B.

The property offers excellent potential and would benefit from a programme of modernisation. It enjoys level front, side and rear garden areas, with an open aspect towards nearby countryside and access to a children's play area nearby.

The property benefits from oil fired central heating and double glazing. Externally, the sizeable level gardens provide scope for landscaping and improvement.

An ideal first time purchase or retirement home, offering scope to personalise and add value in a sought-after village location.

Local Occupancy Clause applies



Tel: 01492 642551

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



Location

Llangernyw is a popular rural village conveniently situated approximately 20 minutes drive from the North Wales Coast and the Mountains of Snowdonia. The village has small shop and post office, excellent village inn serving traditional food. A lively primary school, village hall with numerous activities, church and chapels.

The Accommodation Affords
(Approximate measurements only)

Reception Hall

Composite double glazed front door, double panel radiator, access to roof space.

Lounge

12'11" x 12'4" (3.94m x 3.78m)

uPVC double glazed window overlooking front, telephone point, double panel radiator, built-in linen cupboard.

Kitchen

9'0" x 7'3" (2.75m x 2.22m)

Fitted base and wall cupboards, single drainer sink, cooker point, space for fridge, uPVC double glazed window overlooking rear of property.

Rear Entrance

Composite double glazed rear door, radiator, built-in cupboard, Worcester oil combi boiler.



Bedroom 1

12'11" x 9'10" (3.94m x 3.0m)

uPVC double glazed window, double panel radiator.

Bedroom 2

9'10" x 7'4" (3.0m x 2.25m)

Radiator, uPVC double glazed window overlooking front.

Bathroom

Panelled bath with shower above, low level w.c. pedestal wash handbasin, radiator, uPVC double glazed window, extractor fan.

Outside

The property benefits from a sizeable garden extending from front, along side to rear of property, oil tank.

Services

Mains water, electricity and drainage are connected to the property, oil fired central heating.

Viewing

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@imwestates.com

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 B.

Agents Note:

The property is subject to a Local Occupancy Clause which restricts the sale to people living or working within a 30 mile radius of the property and have been doing so for a period of 3 years prior.

Full details from agent.



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

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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