



5 Conolly Close

Llandudno LL30 3FP

£265,000

A beautifully presented three bedroom semi-detached family home occupying a pleasant cul-de-sac setting within an established residential development in Penrhyn Bay, conveniently situated close to local shops, schools and the coast.

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

The property has been well maintained and is attractively presented throughout, benefiting from gas fired central heating, double glazing, driveway parking and an enclosed rear garden designed for ease of maintenance.

The accommodation briefly comprises reception hall, spacious lounge, large modern dining kitchen with breakfast bar and ample space for family dining, conservatory overlooking the rear garden, three first floor bedrooms, including a principal bedroom with en-suite shower room, together with a well appointed family bathroom.

Driveway parking to the front and an enclosed rear garden providing a pleasant space for outside seating and entertaining.

Viewing is highly recommended to appreciate the setting, presentation and convenience of location.



Tel: 01492 555500

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



Location

The property enjoys a popular position within Penrhyn Bay, conveniently located for shops, schools, the promenade and coastal walks, while also being a short drive from Llandudno, Rhos-on-Sea and Colwyn Bay.

The Accommodation Affords:
(Approximate measurements only)

Front Entrance:

uPVC double glazed front door leading to small entrance hall with staircase leading off to first floor level, contemporary radiator.

Lounge:

11'2" x 17'4" (3.41m x 5.3m)

Timber and glazed door, laminated flooring, two double panel radiators, coved ceiling, TV point, uPVC double glazed window overlooking rear, sliding double glazed patio doors leading onto rear Conservatory.

Conservatory:

10'5" x 9'8" (3.19m x 2.96m)

Tiled floor, uPVC double glazed windows, polycarbonate roof, double panel radiator, door leading to outside rear garden.



Large Dining Kitchen:

13'0" x 17'3" (3.97m x 5.28m)

Fitted range of modern base and wall units with complementary worktops, 1.5 bowl single drainer sink with mixer tap, plumbing for automatic washing machine, space for dryer, four ring gas hob with contemporary stainless steel and glass canopy extractor above, wall tiling, range of tall cupboards with integrated split level double oven and grill, integrated fridge/freezer, pull-out larder unit, peninsular breakfast bar and base unit leading into dining area with recessed bay area overlooking front, uPVC double glazed window, contemporary radiator, wall mounted TV point, inset spotlighting. Twin timber and glazed doors leading through to rear understairs storage area, space for fridge/freezer, cloak hanging hooks.



First Floor Level:

Spacious landing, access to roof space, built-in cupboard housing 'Ideal' combi boiler with slatted shelving below.

Bedroom 1:

11'1" x 10'4" (3.39m x 3.16m)

Laminated floor, small bay uPVC double glazed window to front elevation, radiator.

En-suite Shower Room; shower enclosure, vanity washbasin, low level w.c. half tiled walls.

Bedroom 2:

11'4" x 8'8" (3.46m x 2.65m)

Laminated floor, uPVC double glazed window overlooking rear with open aspect, radiator.

Bedroom 3:

7'11" x 8'4" (2.43m x 2.56m)

Laminated floor, uPVC double glazed window overlooking rear enjoying views, radiator.



Bathroom:

6'7" x 7'6" (2.01m x 2.31m)

Fully tiled walls, panelled bath with shower above, folding shower screen, low level w.c. pedestal wash handbasin, ladder style heated towel rail, extractor fan, uPVC double glazed window.

Outside:

The property has driveway providing off-road parking, landscaped and established rockery and garden area with side path leading to front door, further door leading to an enclosed rear private garden with high level fencing, timber garden shed, hardstanding patio area for outdoor entertaining.

Services:

Mains water, electricity, gas and drainage are 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.

Directions:

Proceed into Derwen Lane by the school, turn left into Oliver Jones drive and take the second left into Conolly Close and the property will be viewed a short distance on the left hand side.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Floorplan To Follow

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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