



62 Top Llan Road

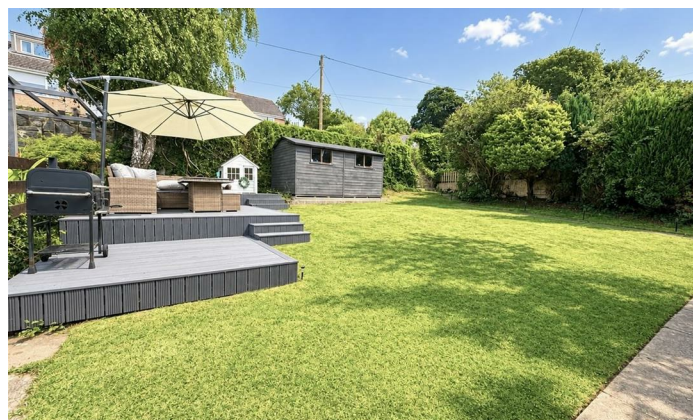
Glan Conwy LL28 5ND

£279,950

This attractive family home has been tastefully refurbished by the present owner to create a spacious and versatile living environment ideal for modern family life.

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

This well-presented home offers light, spacious and practical accommodation, benefiting from gas central heating and double glazing throughout. The property occupies a generous plot with driveway off-road parking and garage. There is a good sized enclosed rear garden mainly laid to lawn with a storage shed and raised decked seating area. The layout comprises an entrance hall, lounge, modern fitted kitchen with family area and bathroom. Upstairs there are two bedrooms, one with countryside views. This property offers an excellent opportunity for those seeking a modern home in a convenient and desirable location, ideal for commuting and for access to the coast and surrounding countryside.



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Location

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.

The Accommodation Affords:
(Approximate measurement only)

Reception Hall

6'5" x 5'2" (1.96m x 1.59m)

uPVC double glazed door leading into Reception Hall, staircase to first floor.

Lounge

10'11" x 14'11" (3.33m x 4.56m)

uPVC double glazed window overlooking rear garden, radiator, laminated flooring, feature panelled wall, media wall unit with inset spotlighting.

Kitchen / Living room

27'9" x 14'2" maximum (8.46m x 4.33m maximum)

Range of fitted base, drawer and wall units, with complementary work surface over, 1.5 bowl stainless steel sink unit, tall cupboard, eye level Beko double oven, Caple built-in microwave, Beko four ring induction hob, stainless steel extractor over, part tiled walls, space for fridge/freezer, inset spotlighting, tiled flooring, storage cupboard. Living / dining area: uPVC double glazed window, tiled flooring, radiator.

First Floor Level

Landing, access to loft.



Bedroom 1

14'10" x 11'4" (4.53m x 3.47m)

uPVC double glazed window with views towards the Conwy Valley and the Carneddau, radiator, range of built-in cupboards and drawers, eaves storage, inset spotlighting, laminated flooring, additional walk in cupboard.

Bedroom 2

9'6" x 11'5" (2.9m x 3.48m)

uPVC double glazed window, range of built-in cupboards and drawers, eaves storage, laminated flooring, inset spotlighting.

Bathroom

6'0" x 5'7" (1.84m x 1.72m)

Panelled bath, shower fitment over, low flush w.c. wash handbasin, part tiled walls, ladder style heated towel rail, uPVC double glazed window.

Outside

Good size rear garden, steps leading up to Top Llan Road. Storage shed, raised decked seating area, mature trees and screen hedging. Front garden is laid to driveway parking leading to Garage, flagged patio area with flower borders, outside tap. Side gate leading to rear garden.

Services

Mains water, gas, electricity and drainage 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 Glan Conwy from the direction of the A55 Expressway, turn left by the playing fields and second right into Top Road. Continue up Top Road and turn right into Tal a Fan and immediate right into Ffordd Naddyn and turn right into a cul de sac which will lead to the parking area of the property on your left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

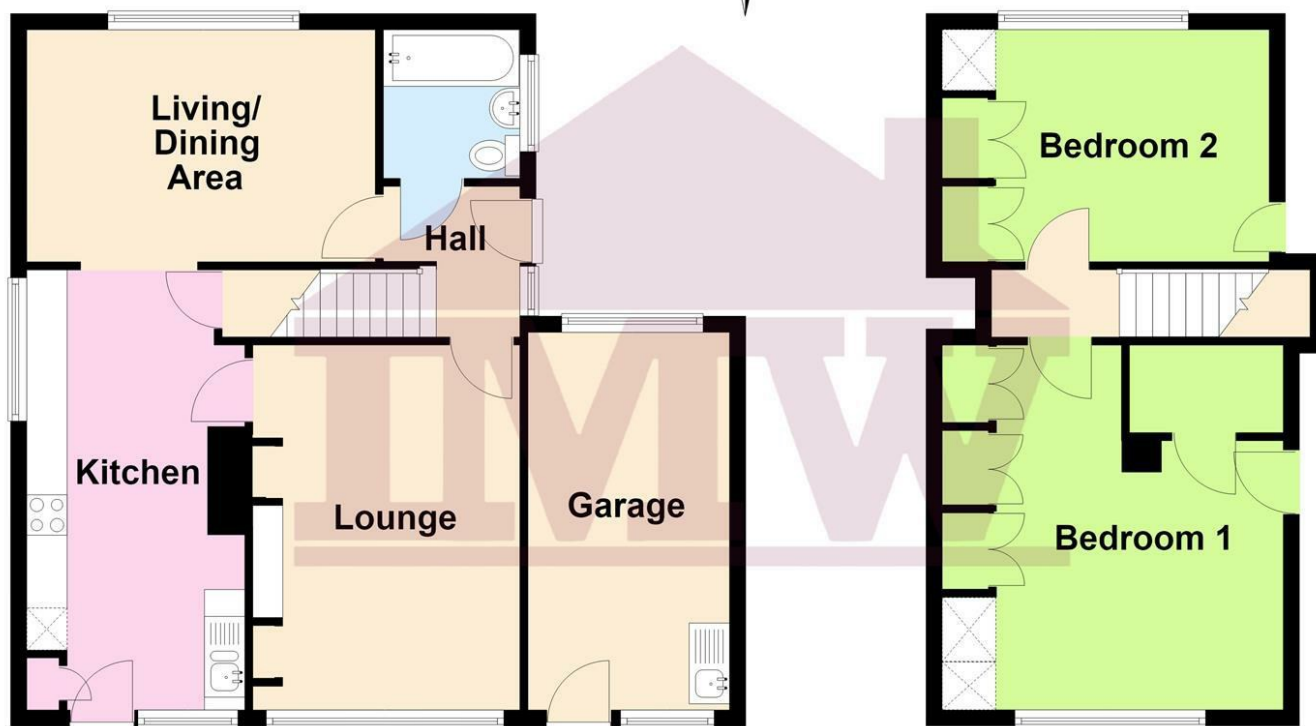
Ground Floor

Approx. 63.6 sq. metres (684.3 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.5 sq. feet)



Total area: approx. 98.3 sq. metres (1057.9 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 or 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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