



2 Bryn Gosol Road
Llandudno LL30 1NT



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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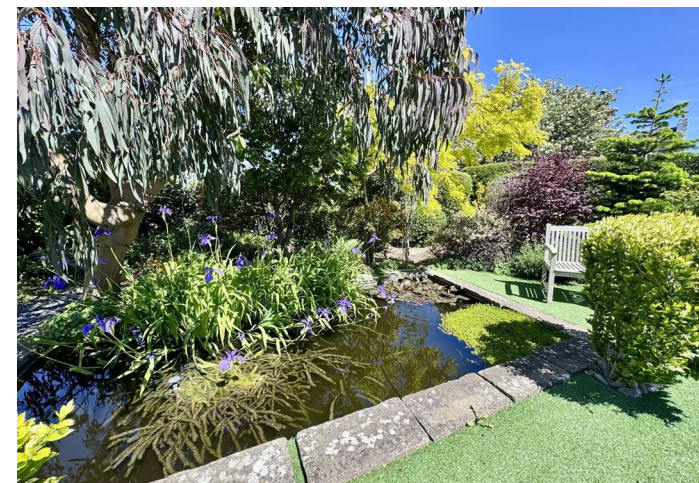
Llandudno LL30 1NT

£469,950

A beautifully presented 3 bedroom bungalow set in landscaped gardens, occupying a large corner plot, enjoying stunning far reaching sea views and towards the Great Orme.

Tenure: Freehold - EPC: B- Council Tax: F

Commanding a large corner plot, this immaculately presented three bedroom detached bungalow enjoys stunning views to the sea and the Great Orme. conveniently situated within easy access of Llandudno town centre and Deganwy Village. The bungalow benefits from a solar panel system for electric and hot water supply and generates an annual income of approx £800. The accommodation comprises; reception hall, triple aspect living room, open plan dining kitchen with snug area, utility room, laundry room, three double bedrooms, main bedroom with ensuite. Set in beautifully landscaped gardens the property has ample parking and a single car garage.



Location

Conveniently located within easy access of Llandudno town centre which offers a wide variety of shops, bars and restaurants. Also within a short distance of Deganwy Village variety of shops, restaurants and beach.

The Accommodation Affords:
(Approximate measurements only)

Entrance Vestibule

Wooden front door leading into Entrance Vestibule, tiled flooring, part glazed door leading into Reception Hall.

Reception Hall 18'9" x 3'3" (5.72 x 1.01)

Radiator, coved ceiling, cupboard housing Worcester gas central heating boiler and tank, access to loft. Part glazed door leading into Lounge.

Lounge 19'9" x 12'8" (6.02 x 3.88)

Double aspect windows with views going over the sea towards Anglesey and views to The Great Orme, coved ceiling, feature fire surround with gas living flame effect fire, radiator.

Dining / Kitchen with snug 10'5" x 14'11" 14'7" x 18'3" (3.18m x 4.55m 4.45m x 5.56m)

uPVC double glazed window with views towards Anglesey, wood burning stove, coved ceiling. Kitchen; range of base and wall units, work surface over, stainless steel sink unit, space for range cooker with extractor hood over, part tiled walls, uPVC double glazed window to front elevation, uPVC double glazed patio doors leading to rear garden, radiator. Pantry with shelving, plumbing for laundry, uPVC double glazed window.

Inner Hall 7'0" x 10'2" (2.15 x 3.10)

Atrium ceiling, storage cupboards.



Utility / Cloak Room 4'4" x 6'3" (1.34 x 1.93)

uPVC double glazed window, vanity unit with inset sink, low flush w.c. plumbing for washing machine and dishwasher, fully tiled walls, tiled flooring, ladder style heated towel rail. uPVC double glazed rear door leading to rear garden.

Main Bedroom 11'5" x 12'2" (3.48 x 3.71)

uPVC double glazed window, radiator, distant views to Anglesey. Walk-in wardrobe, heated flooring.

En-Suite Shower Room 7'4" x 4'9" (2.26 x 1.46)

Shower unit with glazed sliding doors, vanity unit with inset sink, close coupled w.c. wall mounted towel rail, tiled walls, extractor fan, uPVC double glazed window, shaver point, heated flooring.

Bedroom 2 11'9" x 14'8" (3.60 x 4.49)

uPVC double glazed double aspect windows with views to The Great Orme and overlooking the garden, radiator.

Bedroom 3 10'9" x 13'9" (3.28 x 4.21)

uPVC double glazed window, radiator.

Separate w.c.

Close coupled low flush w.c. wash handbasin, uPVC double glazed window.

Bathroom 5'4" x 8'5" (1.63 x 2.58)

Panelled bath, vanity unit with inset sink, shower cubicle, extractor fan, fully tiled walls and tiled under floor heating, wall mounted towel rail, uPVC double glazed window, tiled flooring.

Outside

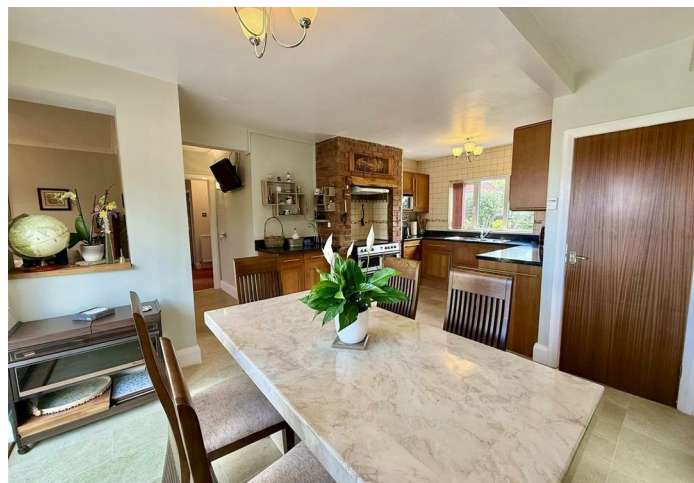
The property enjoys a wrap around garden with ample seating areas, mature trees, vegetable patch, fish pond. Ample driveway parking with a single car garage.

Services

Mains water, gas electricity and drainage are connected to the property.

Council Tax Band:

Conwy County Borough Council tax band F



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

From the direction of Conwy proceed through Deganwy Village out towards Llandudno, follow Maesdu Road and take your last right hand turning onto Bryn Gosol Road and the property will be viewed on your right hand side.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	84
(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 option must be treated as given on the same basis as these particulars.

Iwan M Williams Estate Agents

5 Bangor Road
Conwy
LL32 8NG

Tel: 01492 555500
Email: conwy@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

