

23 Bryn Gannock

Deganwy LL31 9UG

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£435,000

A beautifully presented 3 bedroom bungalow commanding a slightly elevated setting within a popular residential cul-de-sac, enjoying sea and coastal views

VIEWING HIGHLY RECOMMENDED

Tenure: Freehold - EPC: E - Council Tax: E

Occupying a desirable position at the head of a cul de sac with the Deganwy Vardre as a back drop, the Bungalow enjoys views towards the Conwy Mountain Range and Sea towards Anglesey. The accommodation is well laid out and includes a welcoming lounge with dining room, modern fitted kitchen, Utility room, 3 bedrooms, one with en-suite shower room, additional family shower room.
To the outside there is a lawned rear garden, paved seating area and established borders, creating an excellent space for outdoor enjoyment and entertaining. To the front, there is a driveway providing ample off-road parking, together with a garage. The property benefits from Upvc double glazing and gas central heating.







Location

Located in a prime residential setting within walking distance of the village centre with a selection of restaurants, shops and bar, seafront promenade, Deganwy Marina, and railway links, The property lies within easy reach of the nearby towns of Conwy and Llandudno, offering a wide range of amenities.

Accommodation Affords:
(approximate measurements

Timber Glazed Door Leading Into:

Entrance Hallway:
Contemporary upright radiator; bamboo flooring; Access to loft; cupboard housing Vaillant central heating boiler.

Lounge/Dining Room: 23'9" x 14'4" (7.26m x 4.37)
Lounge; UPVC bay window with leaded effect windows with views towards the sea, Anglesey and beyond; 2 contemporary radiators; coved ceiling; natural bamboo flooring.
Dining Area: aluminium double glazed patio doors leading to rear garden coved ceiling; bamboo flooring; contemporary radiator.

Kitchen: 10'10" x 8'3" (3.31m x 2.53m)
Fitted with a range of base and wall units with complementary work tops; 4 ring halogen hob with glass splashback; stainless steel extractor hood over; eye level double oven; UPVC double glazed window; integrated fridge freezer; contemporary radiator; natural bamboo flooring;

Rear Kitchen: 10'6" x 7'1" (3.21 x 2.18m)
Fitted range of base and wall units; integrated dishwasher; 1 1/2 stainless steel sink unit; tall boy cupboard; 2 UPVC double glazed window overlooking rear garden; extractor fan; stainless steel towel rail; bamboo flooring; UPVC rear door.







Bedroom 1: 10'10" x 11'10" (3.31m x 3.61m)
UPVC double glazed leaded effect windows with views towards Conwy mountains, Conwy mountain range and Anglesey; contemporary upright radiator; range of wardrobes with open shelving.

En - suite: 2'7" x 8'2" (0.80m x 2.5m)
Low flush w.c; shower cubicle with a glazed door with shower fitment over; vanity unit with inset sink; shaver point; UPVC double glazed window; stainless steel wall mounted towel rail.

Bedroom 2: 9'10" m x 10'10" (3.0 m x 3.31)
Wooden double glazed window overlooking rear elevation; contemporary style radiator;

Bedroom 3: 10'2" x 7'3" (3.10m x 2.21m)
UPVC leaded effect double glazed window overlooking front elevation; double radiator; bamboo flooring.

Shower Room: 6'5" x 5'9" (1.97m x 1.76m)
Glazed shower unit with shower fitment over; vanity unit with inset sink; low flush w.c.; fully tiled walls; stainless steel towel rail; UPVC double glazed window;

Outside:
Front lawned garden with flower borders with stunning views over to Anglesey, Conwy Mountain range; ample driveway parking leading up to double garage. Rear Garden gravel pathways; lawned garden area with screen hedging; garden tap; access to front driveway; raised patio area; further additional lawned area with mature shrubs; flower border; fruit trees.

Garage: 17'1" x 15'8" (5.21m x 4.78m)
with electric up and over door with power and light, plumbing for washing machine.

Council Tax Band:
Conwy County Borough Council tax band E

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







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.

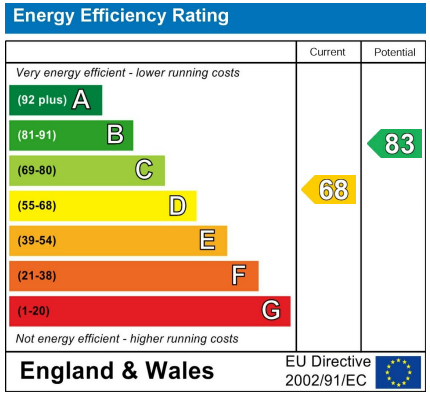
Directions:

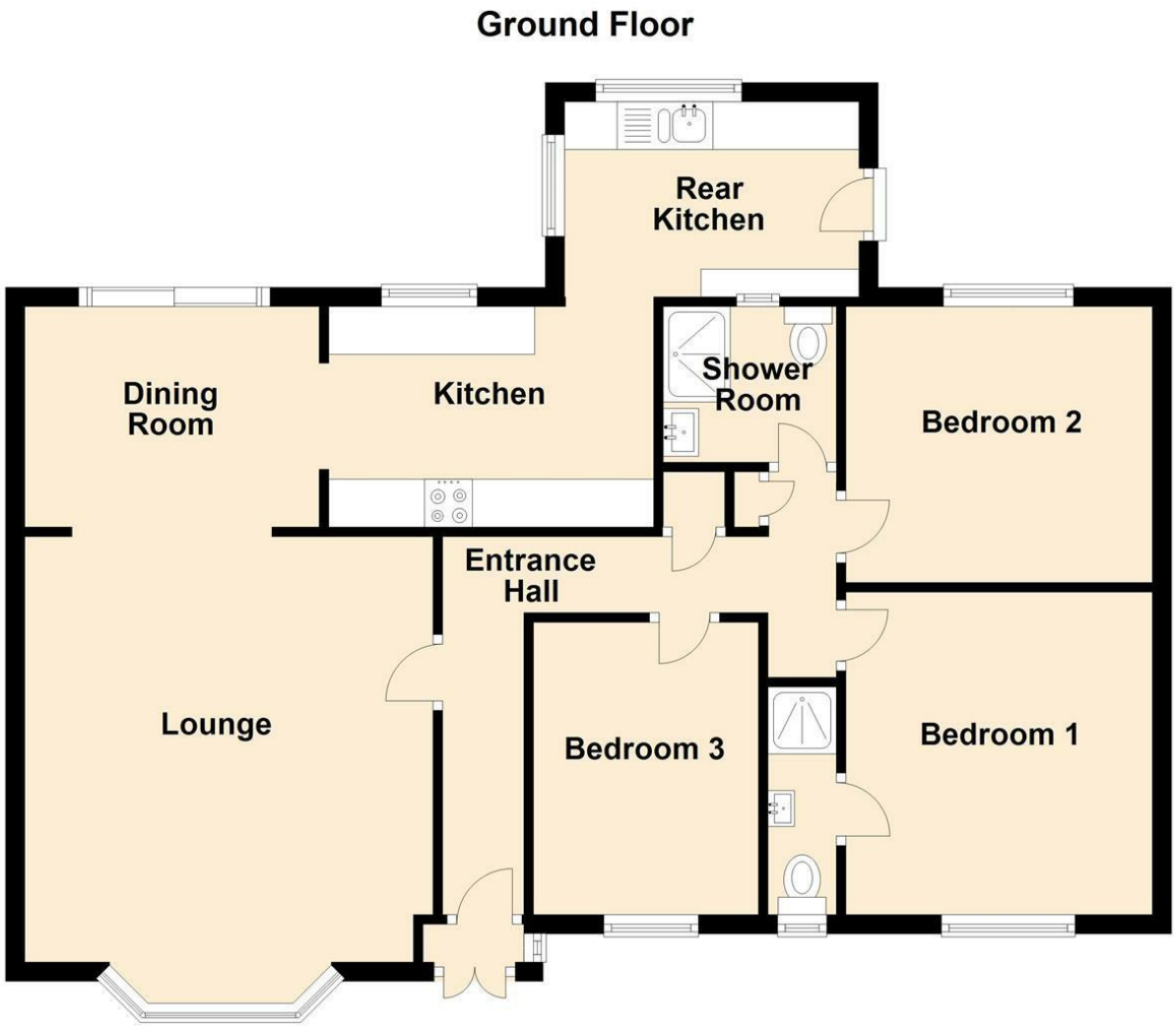
From the direction of Conwy proceed through Deganwy Village out towards Llandudno, turn right onto Hawes Drive and take first right into Llys Helyg which leads to Bryn Gannock, turn left and the property will be viewed at the top of the cul de sac.











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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