44 Pendalar,

Llanfairfechan LL33 0RB

£119,950

A 3 bedroom ex-Local Authority semi-detached dormer bungalow occupying an elevated position within the established residential development of Pendalar, enjoying outstanding coastal views across to Puffin Island, Anglesey and the surrounding coastline.

Tenure: freehold - EPC TBA - Council Tax: B

The property benefits from uPVC double glazing and gas fired central heating, although it would now benefit from a programme of cosmetic updating and modernisation, offering purchasers an excellent opportunity to improve and personalise the accommodation to their own requirements. The accommodation briefly comprises entrance hallway, spacious lounge enjoying the coastal outlook, breakfast kitchen, ground floor bathroom and separate WC. To the first floor are a landing and three bedrooms.

Please Note -The property is subject to a local occupancy restriction

Tel: 01492 555500
https://www.iwanmwilliams.co.uk

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

Location

The property is situated within a convenient residential location, being within easy reach of local amenities, schools and transport links, whilst offering direct access to nearby coastal walks and open countryside.

Accommodation Affords

(Approximate measurements only)

Entrance Hall:

Staircase leading off to first floor level, double glazed front door, radiator.

Lounge:

15'10" x 9'10" (4.85m x 3m)

UPVC double glazed window overlooking front enjoying extensive views towards Anglesey and Puffin Ireland; double panel radiator.

Kitchen/Dining

12'0" x 10'8" (3.66m x 3.26)

Base and wall units with complimentary work tops; single drainer sink; space for cooker; cooker hood; plumbing for automatic washing machine; UPVC double glazed window overlooking rear; double panel radiator; understairs storage cupboard; wall mounted Worcester central heating boiler; additional linen and storage cupboard with radiator.

Downstairs Bathroom:

6'10" x 5'0" (2.1m x 1.53m)

Panel Bath with shower above; wash hand basin; double panel radiator; UPVC double glazed window.

Seperate W.C.
Low level suite; UPVC double glazed window.

First Floor:
Landing; access to roof space.

Bedroom 1:
15'11" x 9'4" (4.86m x 2.87m)
UPVC double glazed window overlooking front enjoying panoramic sea views towards Anglesey and puffin Ireland; double panel radiator;

Bedroom 2:
8'6" x 7'8" (2.61m x 2.36m)
uPVC double glazed window overlooking rear.

Bedroom 3:
14'6" x 7'10" (4.44m x 2.41m)
UPBC double glazed window overlooking side elevation; double panel radiator; built in storage cupboard.

Outside:
Occupying an elevated position has shared pedestrian access leading to front grassed garden with hedge surround; side access leading to terraced rear garden with outside timber store shed; grassed garden area.

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

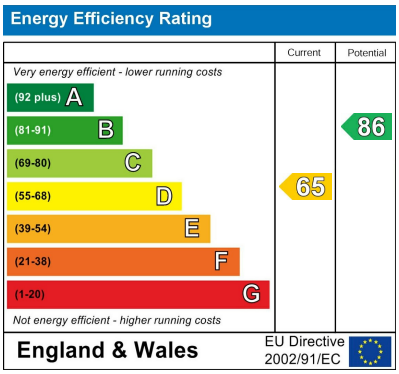
Local Occupancy Clause
The property is subject to a Section 157 Local Occupancy Clause, the purchaser must be resident in the County of Conwy or within a 30 mile radius (within Wales) for a minimum of 3 years, please ask the agents for more information.

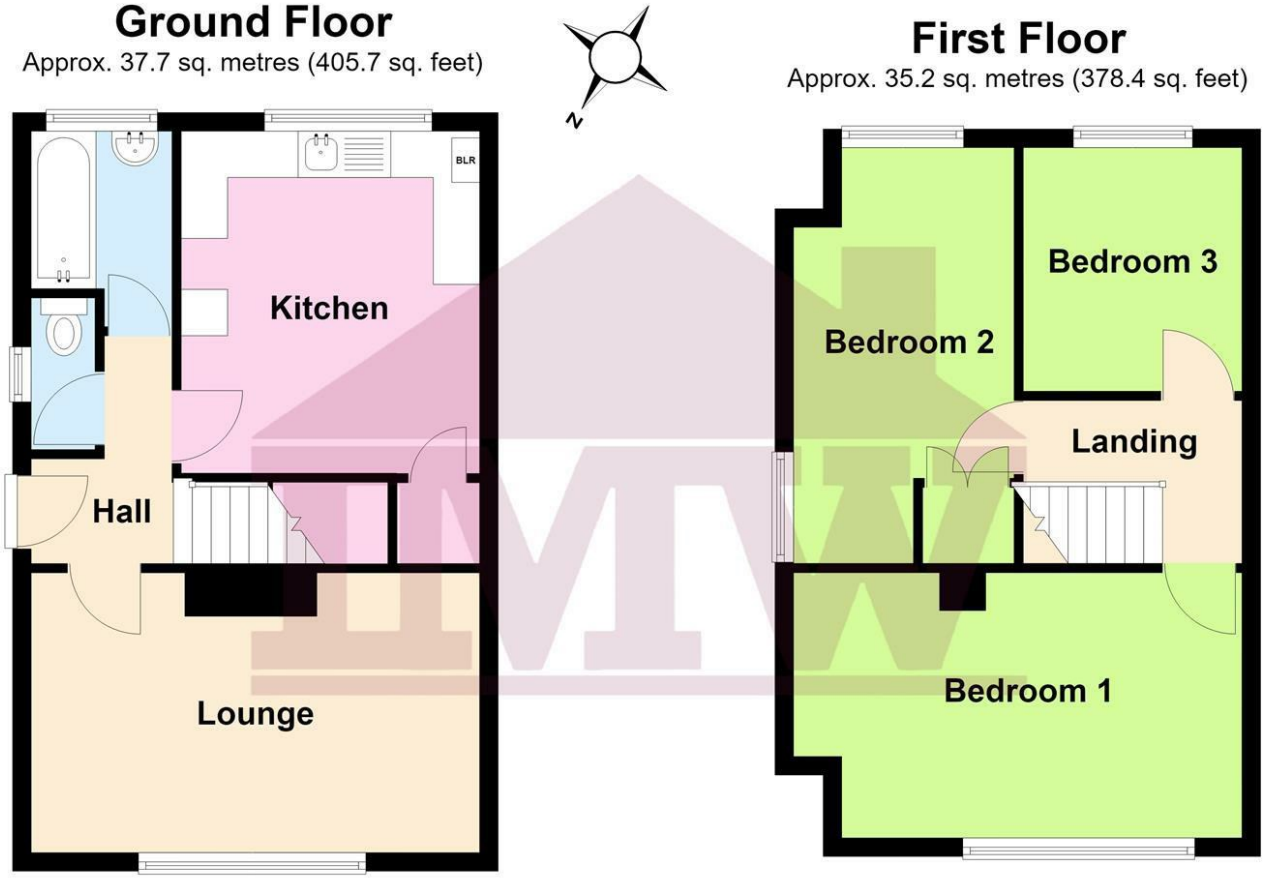
Services:
Mains water; electricity; gas and drainage are connected to the property.

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.

Council Tax Band:
Conwy County Borough Council tax band B

Directions
From the A55 take the first exit off roundabout signposted Llanfairfechan and immediately left again into Penmaenmawr road. Continue to the end of the lane, turn right into Pendalar and continue up the hill, take the left at the top and the property will be viewed a short distance on the right hand side.





Total area: approx. 72.8 sq. metres (784.1 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 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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