



Total floor area 120.0 sq. m. (1,292 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Conwy County Borough Council

DATE:

9th April 2021



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£229,950

- Close to A55
- 4/5 Bedrooms
- Lovely Rear Garden
- Detached Garage

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate Agents having carried out a walk through inspection. These sales particulars are prepared under the consumer protection regulations 2008 and are governed by the business protection from misleading marketing regulations 2008.



We are delighted to offer For Sale this well presented, well Maintained and deceptively Spacious extended four/ five Bedroom Detached Bungalow which is in a cul-de-sac position and conveniently placed for local shops and amenities and access to the A55 expressway.

The accommodation in brief comprises: Spacious Lounge, Kitchen, four/ five bedroom some offering a range of fitted furniture, recently fitted downstairs shower room and upstairs shower room with fantastic eave storage. The property is approached via a concrete driveway, with lawn area and double gate giving access down the side of the property opening to a further driveway leading to the detached garage to the rear. Recently paved patio and lawn area ideal for outdoor entertaining. The side and rear gardens are designed for easy maintenance and bounded to all sides by a mix of concrete and wood fence panelling.

The property has the added benefit of Gas Central Heating and Upvc Double Glazing and solar panels with feed in tariff.

Internal Viewing Highly Advised to appreciate the size of accommodation.

PORCH

4' 11" x 3' 8" (1.52m x 1.14m) Accessed via a uPVC double glazed door with a timber glazed door giving access into:

HALLWAY

A welcoming entrance to the bungalow with lighting, power points and radiator. Door gives access into:

LOUNGE

13' 11" x 11' 10" (4.26m x 3.62m) Situated at the rear of the property with a large uPVC window and fully glazed door giving access onto the rear garden. With lighting, coved ceiling, power points, radiator and gas fire with timber surround and marble effect back and hearth. Timber staircase gives access to the first floor accommodation. From hallway, door gives access into:

DINING ROOM/ BEDROOM FOUR

12' 11" x 9' 10" (3.95m x 3.02m) A bright room situated at the front of the property, with lighting, power points, radiator and uPVC double glazed window. From hallway, door gives access into:

KITCHEN

13' 10" x 12' 0" (4.24m x 3.66m) A spacious kitchen offering a range of wall mounted and base cupboards with worktop surface over. Sink with swan neck mixer tap, integral oven and grill with four ring electric hob over. Space and plumbing for washing machine, dishwasher and under counter fridge/freezer. With part tiled walls, lighting, power points and uPVC double glazed window and door giving access onto the side of the property. From hallway, door gives access into:

BEDROOM THREE

10' 7" x 10' 7" (3.25m x 3.23m) Situated at the rear of the property overlooking the garden. This double room offers, lighting, power points, radiator and a uPVC double glazed window. From hallway, door gives access into:

OFFICE/ BEDROOM 5

8' 11" x 8' 0" (2.73m x 2.45m) Ideal for anyone who works from home, this room offers a versatile space. With lighting, power points, radiator, fitted wardrobes with sliding doors and uPVC double glazed window to the side elevation. From hallway, door gives access into:

SHOWER ROOM

7' 2" x 6' 0" (2.19m x 1.83m) A well thought out shower room which has recently been updated to include fully tiled walls with mosaic style pattern, wall hung modern radiator and comprising of a low flush w.c, floating wash hand basin inset into vanity unit, walk in shower with glass screen, electric shower over and fittings suitable for disabled use. UPVC obscured double glazed window provides natural light. From the lounge, staircase leads up to:

BEDROOM ONE

10' 6" x 10' 1" (3.21m x 3.08m) A lovely bright room situated at the rear of the property with a large uPVC double glazed window providing natural light. With lighting, power points, radiator and fitted wardrobes. From landing, door gives access into:



BEDROOM TWO

10' 7" x 8' 5" (3.25m x 2.57m) Situated at the rear of the property with a large uPVC double glazed window, lighting, power points and radiator. From landing, door gives access into:

SHOWER ROOM

14' 4" x 6' 8" (4.39m x 2.05m) Comprising of a low flush w.c, wash hand basin and shower cubicle. With wooden clad ceiling, lighting, radiator and velux window with views towards the famous 'Gwrych Castle'. Door gives access into a fantastic eaves storage space.

SERVICES

Mains gas, electric, solar panels, drainage and water are connected or available at the property. Please note no appliances are tested by the selling agent.

DIRECTIONS

From the agent's office, at the second set of traffic lights, turn left down Water Street and follow the road into Pensarn. Bear right at the roundabout and proceed along the coast road. take the turning into Lon Y Cyll on the right and then left into Yr Encil. Number 1 will be seen on the right hand side by way of a for sale board.

