

Anthony Flint

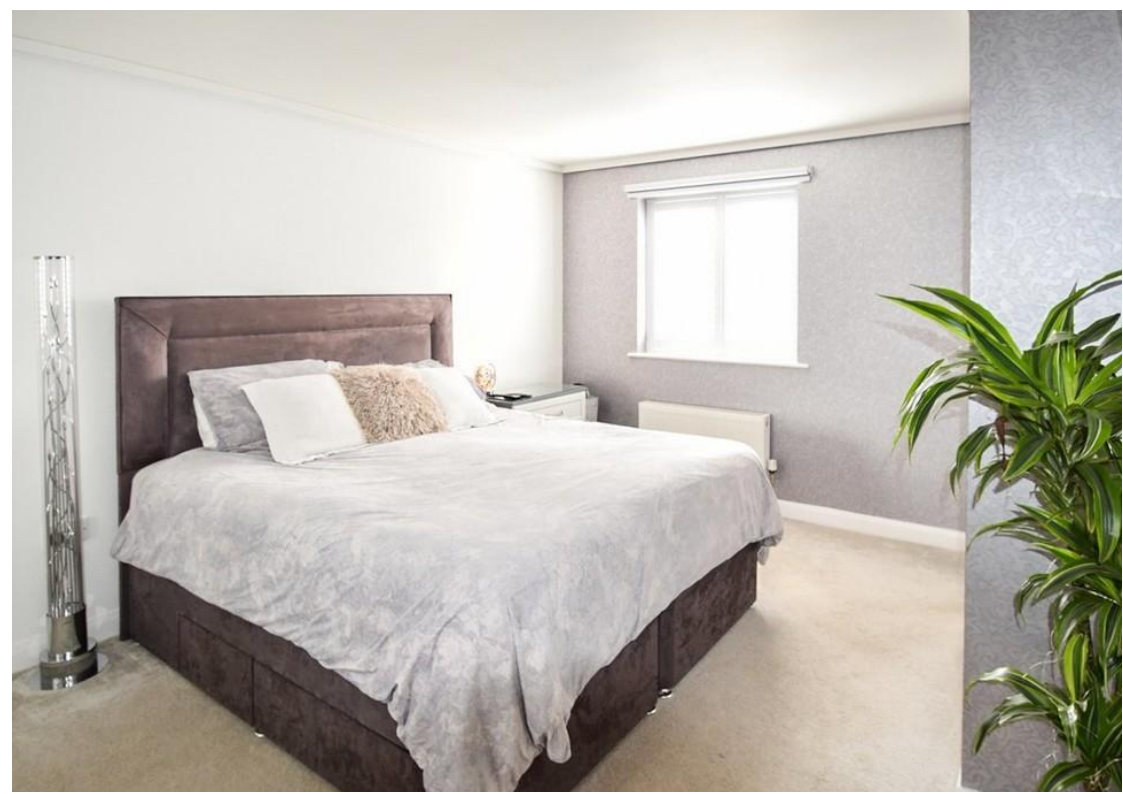
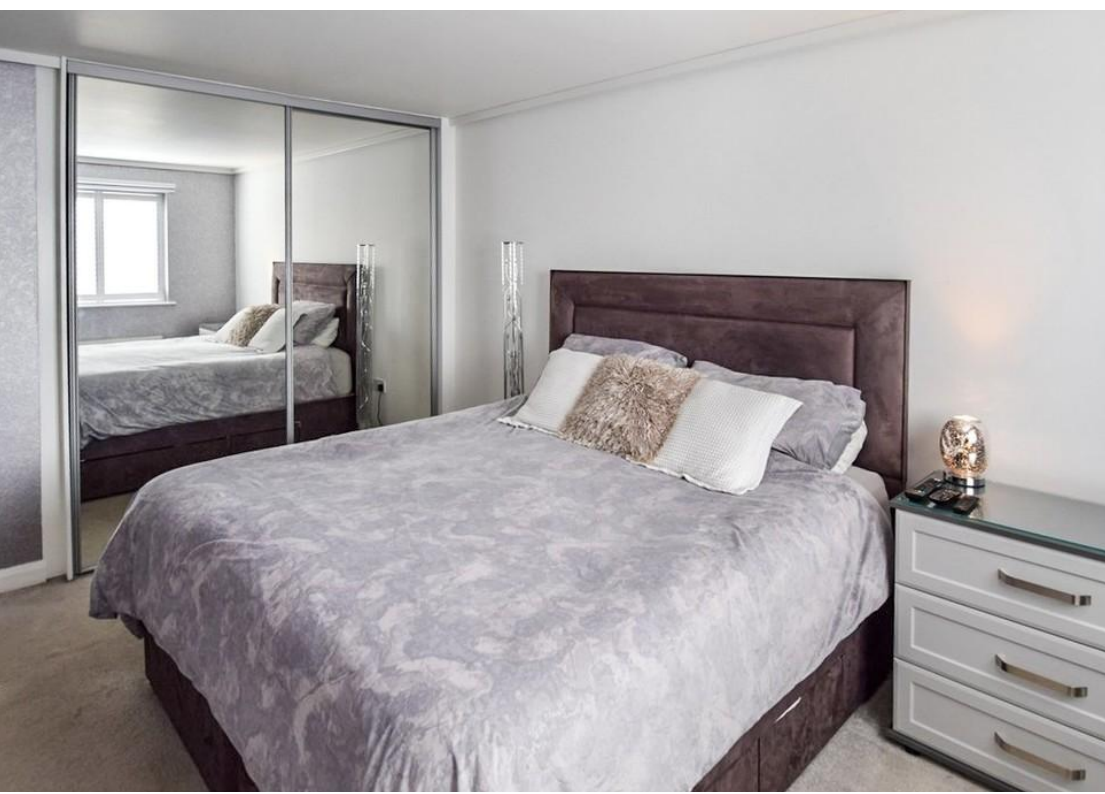
property consultants



**1 Gwel Y Castell
Llandudno Junction
LL31 9LR**

**Asking Price Of
£340,000**







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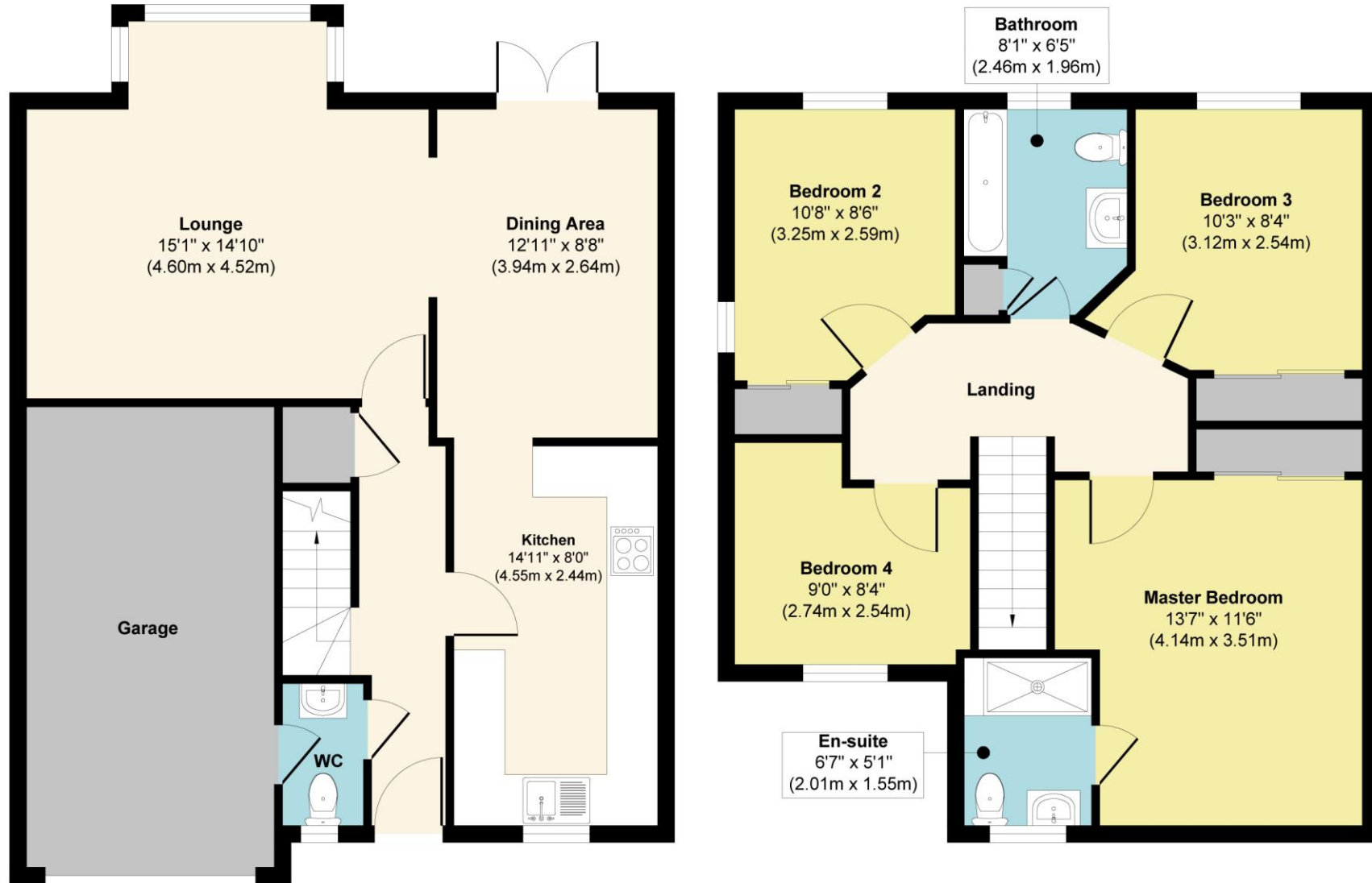
A four bedroom detached family situated on the outskirts of Llandudno Junction. Built by the award winning Beech Developments, the accommodation affords hallway, cloakroom, lounge, open plan kitchen/diner with patio doors leading to rear garden, principal bedroom with en suite shower room, three further bedrooms and family bathroom. Outside there is ample driveway parking and a beautifully presented garden together with storage outbuildings.

The garage is currently used by the Vendors as a home office.

OPEN PLAN ENTRANCE HALL composite door, wood effect tiled flooring, radiator, stairway to first floor with timber and glazed modern style balustrade, under stairs storage cupboard, radiator. CLOAKROOM 6'07" x 2'11" uPVC double glazed frosted window to front elevation, continuation of wood effect tiled flooring. W.C. pedestal wash hand basin with mixer tap, radiator, modern grey coloured doors with glazed panelling. KITCHEN/DINER - Kitchen Area 14'11" x 8' - uPVC double glazed window to front elevation with shutters, fitted with a range of white gloss, handle less wall, base and drawer units with granite work surfaces over with matching upstand and splash back, 1.5 bowl stainless steel sink unit with mixer tap, built in Electrolux double oven, built in AEG five ring gas hob with stainless steel chimney extractor hood over, space for fridge freezer, space for washing machine, built in Kenwood dish washer, spot lighting, radiator, breakfast bar area. Dining Area 12'11" x 8'08" - uPVC patio doors leading out to rear garden, radiator. Archway to LOUNGE 15'01" x 14'10" max into bay, uPVC double glazed box bay window overlooking rear garden, television point, telephone point, radiator, coved ceiling. FIRST FLOOR LANDING turned stairway, loft access. MAIN BEDROOM 13'07" x 11'06" uPVC double glazed window to front elevation with shutters, built in wardrobes with sliding mirrored doors, radiator. EN SUITE 6'07" x 5'01" uPVC double glazed frosted window to front elevation, three piece suite in white comprising fully tiled shower with cream coloured ceramics and complimentary mosaic tile, sliding glazed doors, tiled flooring, pedestal wash hand basin with mixer tap, low flush w.c., shaver point, chrome ladder style heated towel rail, ceramic tiled flooring, extractor fan, spot lighting. BEDROOM TWO 10'08" x 8'06" uPVC double glazed windows to rear and side elevations with roof top views over surrounding area from side window, built in wardrobes with mirrored sliding doors, hanging space and shelving, radiator. BEDROOM THREE 10'03" x 8'04" uPVC double glazed window with shutters to rear elevation with roof top views towards hillside, two built in double wardrobes with shelving and hanging rail, radiator. BATHROOM 8'01" x 6'05" uPVC double glazed frosted window to rear elevation, three piece suite in white comprising panelled bath with shower over and glazed shower screen, fully tiled walls in cream with complimentary feature tile, pedestal wash hand basin with mixer tap, low flush w.c., complimentary ceramic tiled flooring, shaver point, chrome ladder style heated towel rail, spot lighting, extractor fan, built in cupboard housing Glowworm High Efficiency cylinder. BEDROOM FOUR/DRESSING ROOM 9' x 8'04" max, uPVC double glazed window to front elevation with shutter, radiator, inset spot lighting, inset shelving. EXTERNALLY Front - driveway with ample parking, lawned areas to either side with shrubs. Side - timber fencing and timber gate leading to seating area, laid to composite decking with raised shrub borders, composite garden shed, paved pathway to Rear - continuation of paving, additional raised composite decked seating area with enclosed raised shrub and flower beds, courtesy lighting. Access to other side of property with timber fencing, composite decked area, small area with artificial grass, raised borders. SINGLE CAR GARAGE currently used as Home Office. Leasehold - we are informed by the vendors that the property is Leasehold for 999 years with an annual Ground Rent of £75 and an annual Maintenance Charge of £216. RB 06/05/2021.



1 Gwel y Castell



Ground Floor
Approximate Floor Area
556 sq. ft
(51.65 sq. m)



First Floor
Approximate Floor Area
637 sq. ft
(59.17 sq. m)

Approx. Gross Internal Floor Area 1193 sq. ft / 110.82 sq. m

Not to Scale. For illustration purposes only.

Produced by Elements Property



Age Group	Energy Rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure and Council Tax: Tenure - We are informed by the vendors that the property is Freehold. We are informed by the vendors that the Council Tax Band is Band E Conwy County Borough Council.

Viewing: Strictly by appointment through our Anthony Flint Office.

Services: Please note that none of the services, fittings, fixtures or appliances, heating/plumbing installations or electrical systems have been tested by the Estate Agent and no warranty is given to verify their working ability.

Proof of Identity and Funds: In order to comply with anti-money laundering regulations, Anthony Flint 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. PROOF OF FUNDS: a copy of a mortgage offer or bank statement providing evidence of funding is required before we can advise Solicitors of a purchase.

General: If you need any advice relating to mortgages, surveys or solicitors then please ask a member of staff who will be happy to recommend a professional local company.

Anthony Flint

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements