

# Anthony Flint

property consultants



6 Maes Y Llan,  
Gyffin,  
Conwy, LL32 8NB

Asking Price Of  
**£195,000**

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Located close to the World Heritage walled town of Conwy, with Castle and Quayside, the town has several places of historic interest, a variety of shops, restaurants, schools, golf course and yachting marina. This mid terrace three bedroom home benefitting from uPVC double glazing and central heating, enjoys rooftop views towards Conwy Castle and in brief affords lounge/dining room, fitted kitchen, three double bedrooms and bathroom. To the outside, there are gardens to the front and rear with driveway parking and single car integral garage.

ENTRANCE Upvc double glazed door to: LOUNGE/DINING ROOM (23'02" x 10'03") uPVC double glazed windows to front elevation, radiator, timber effect laminate flooring, central fireplace with marble effect hearth and backplate, inset living flame effect gas fire, additional radiator, uPVC double glazed 'Tilt & Turn' patio doors leading out into rear courtyard garden.

INNER HALL access to Garage, built in understairs store cupboard, stairway to first floor. KITCHEN (9'02" x 8'00") uPVC double glazed window overlooking rear courtyard garden, fitted with a range of wall, base and drawer units in white gloss with J pull handles, built in Zanussi double oven, built in Hoover hob with stainless steel chimney extractor fan over,

built in fridge and built in dishwasher, complimentary work surfaces with inset 1.5 bowl stainless steel sink unit with mixer tap, tiled splash backs, linoleum flooring, radiator. TURNED STAIRWAY TO FIRST FLOOR LANDING, loft access. BEDROOM 3 (9'02" x 8'00") uPVC double glazed window to rear elevation with rooftop hillside views, radiator. BEDROOM 1 (12'04" x 10'05") uPVC double glazed window to rear elevation with rooftop hillside views, radiator. BEDROOM 2 (10'04" x 9'01") uPVC double glazed window to front elevation with rooftop views towards Conwy Castle and surrounding area, radiator. BATHROOM (8'00 x 6'02") uPVC double glazed frosted window to front elevation, three piece suite in white comprising corner bath with shower taps, pedestal wash hand basin, low flush w.c., part tiled walls, ceramic tiled flooring, extractor fan.

INTEGRAL GARAGE (15'05 approx x 8'01) double opening doors, power and light, gas meter, wall mounted Glowworm central heating boiler, fuse board.

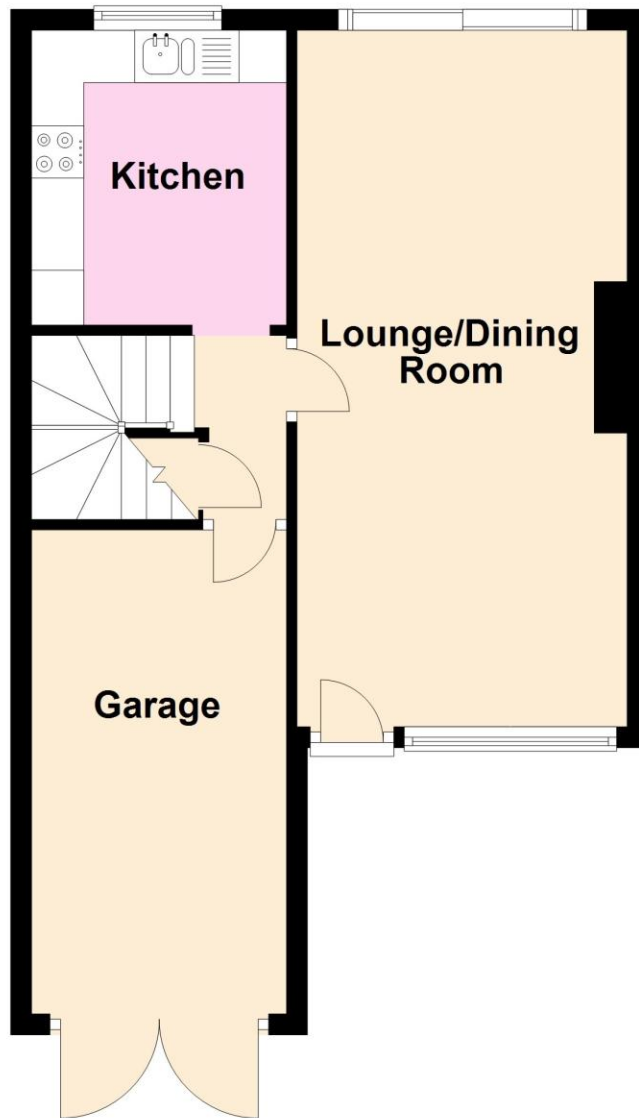
EXTERNALLY Front: Driveway parking leading to the integral garage, tiered garden laid to low maintenance bark chippings. Steps to front entrance. Rear: Courtyard garden laid to low maintenance paved seating area with raised rockery style bed, outside tap and right of way access for neighbouring property.

RB July 2021



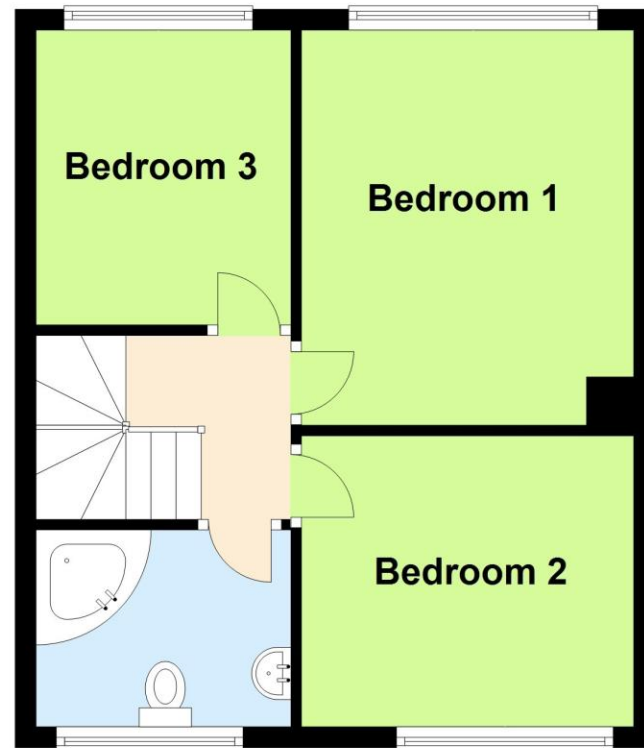
## Ground Floor

Approx. 44.7 sq. metres (480.9 sq. feet)



## First Floor

Approx. 38.1 sq. metres (410.5 sq. feet)





	Energy Rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	65   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 C 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.

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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.