

Anthony Flint

property consultants



12 Maes Y Wennol,
Penrhyn Bay,
Llandudno, LL30 3ET

Offers over
£318,250







Anthony Flint

A modern, detached property located in a cul de sac, in the popular village of Penrhyn Bay. The property offers entrance hall, cloakroom, lounge, dining room, conservatory, fitted kitchen and utility room to the ground floor. The first floor offers three bedrooms, main with en suite and family bathroom. Externally is a gravelled area, driveway parking and integral garage to the front with timber gate to enclosed rear garden with paved pathways, gravelled areas and artificial grass, garden shed and courtesy lighting.

ENTRANCE HALL uPVC double glazed door with leaded frosted panel, radiator, tiled flooring, coved ceiling, turned stairway to first floor, under stairs storage cupboard. CLOAKROOM 5'05" x 3'11" double glazed frosted leaded window to front elevation, two piece suite comprising low flush w.c. and pedestal wash hand basin, tiled walls, tiled floor, wall mounted chrome heated towel rail.

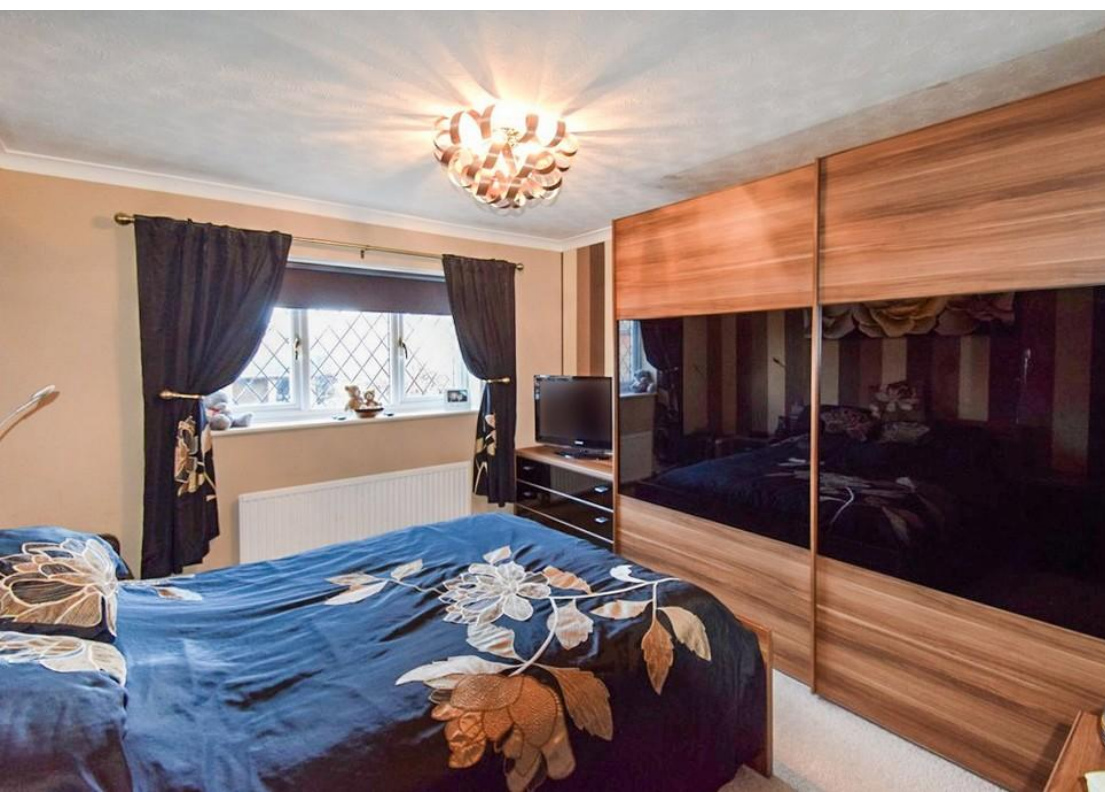
LOUNGE 14'09" x 10'08" double glazed leaded window to front elevation, modern fireplace with fitted electric fire, radiator, coved ceiling, television point. DINING ROOM 12'05" x 8'08" double glazed sliding patio doors to conservatory, radiator, coved ceiling, television point. CONSERVATORY 10'09" approx. x 10' approx. double glazed with French style doors leading out to rear garden, laminate flooring, polycarbonate roof with opening. KITCHEN 10'04" x 8'11" double glazed leaded window to rear elevation, fitted with a range of wall, base and drawer units in white with chrome handles, work surfaces over with matching upstands and splash backs, under unit lighting and pelmet spots, inset stainless steel 1.5 bowl sink unit with drainer, built in Beko electric double oven, Beko four ring gas hob, stainless steel extractor fan, integrated Hotpoint dishwasher, breakfast bar, coved ceiling, tiled flooring, radiator, door to utility room. UTILITY ROOM 8' x 6'07" double glazed leaded window to rear elevation, space for fridge freezer, space for washing machine and tumble dryer, base unit work surface over, wall mounted Baxi gas central heating boiler, tiled flooring, coved ceiling, internal door to garage and uPVC double glazed door to rear garden.

FIRST FLOOR LANDING airing cupboard, loft access, coved ceiling. MAIN BEDROOM 12'08" x 10'08" double glazed leaded window to front elevation, telephone point, television point, coved ceiling. EN SUITE 7'06" max x 4'10" double glazed frosted leaded to the side elevation, three piece suite comprising shower cubicle, low level w.c., pedestal wash hand basin, shaver point, tiled walls, tiled flooring, spot lighting, wall mounted chrome heated towel rail. BEDROOM TWO 10'08" x 9'04" double glazed leaded window to rear elevation, radiator, coved ceiling, television point. BEDROOM THREE 9'03" x 8'08" double glazed leaded window to rear elevation, radiator, television point. FAMILY BATHROOM 8'06" x 5'06" double glazed frosted window to front elevation, three piece suite comprising panelled bath with shower over and curved glazed screen, low flush w.c., pedestal wash hand basin with mixer taps, extractor fan, inset spot lighting, chrome ladder styled heated towel rail, tiled walls, vinyl flooring.

EXTERNALLY - Front: low maintenance gravel area, driveway parking leading to integral garage. Rear: enclosed garden with paved patio area, barbecue area, garden shed, courtesy lighting, timber gate at side for access, artificial grass area, established planting.

INTEGRAL GARAGE single garage with up and over door, power and light, access via utility room.

RB December 2021.



12 Maes y Wennol





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 F 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.

Anthony Flint

125 Mostyn Street
Llandudno
LL30 2PE

www.anthonyflint.co.uk
llandudno@anthonyflint.co.uk
01492 877418

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.