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30 Parc Castell

Llandudno Junction, Conwy LL31 9GH

**Asking Price Of
£239,995**

Property Features

- DETACHED FREEHOLD BUNGALOW
- BUILT LESS THAN 3 YEARS AGO
- HIGHLY EFFICIENT/SOLAR PANELS ETC
- FEATURE KITCHEN DINER WITH GRANITE
- BEAUTIFULLY PRESENTED THROUGHOUT

Full Description

DESCRIPTION

A DELIGHTFUL 3 BEDROOM DETACHED BUNGALOW HOME, WHICH IS EXCEPTIONALLY ENERGY EFFICIENT EPC B83, INCLUDING SOLAR PANELS, CLASS A RATED uPVC WINDOWS, HEAT RECOVERY & INCREASED AIR TIGHTNESS. SITUATED ON ONE OF THE MOST POPULAR DEVELOPMENTS IN THE AREA. The beautifully presented accommodation is tastefully decorated throughout and has a higher specification than normal including conservatory, fitted robes, granite worktops, induction hob and fully tiled bathrooms. The gardens have been landscaped and the driveway is blocked paved with space for 3 cars and leads up to the semi-detached garage. The property is located in a central and accessible position, within a radius of two miles is the London Euston to Holyhead express railway line, the A55 Expressway, a new junior school which is currently being constructed, village shopping centre, Tesco, Asda and a multi complex cinema, plus the ancient walled town of Conwy, a World Heritage Site, is within 3 miles. ALL IN ALL No.30 IS A WALK IN BUNGALOW, JUST PLACE YOUR FURNITURE AND ENJOY YOUR NEW HOME .

ENTRANCE HALL

Flush doors with chrome bar handles, quality laminate flooring, radiator, alarm panel, loft access. Storage cupboard with solar panel powered hot water cylinder.

LIVING ROOM

17' 7" x 10' 3 plus bay window" (5.36m x 3.12m)
Front aspect with box bay window giving views over the surrounding area, coved ceiling, quality laminate flooring. television and telephone points.

KITCHEN/DINER

16' 0" x 10' 3" (4.88m x 3.12m)
Rear aspect through conservatory, extensive range of fitted base and wall units with cream coloured door and



drawer front, brushed steel bar handles and finished with rich golden granite work surfaces and up stands, fitted inset induction hob with electric oven below and air purification hood over, radiator, ceramic tiled floor, concealed housing for gas fired 'Glow Worm' energy efficient central heating boiler.
Double doors open through to :-

BEDROOM ONE

13' 0" x 10' 5" (3.96m x 3.18m)

Rear aspect overlooking the garden, range of quality fitted robes with sliding doors, radiator, television aerial point.

EN SUITE SHOWER ROOM

White three piece contemporary styled suite, shower cubicle with mains fed shower, pedestal wash hand basin and close coupled w.c with concealed cistem, chrome ladder style heated towel rail, fully tiled surround white contoured ceramics, tiled floor.

BEDROOM TWO

11' 4" x 10' 5" (3.45m x 3.18m)

Front aspect with views over the surrounding area, range of quality fitted robes with sliding doors, radiator.

BEDROOM THREE/STUDY

8' 7" x 6' 9" (2.62m x 2.06m)

Side aspect, television and telephone points, radiator.

BATHROOM

White three piece contemporary styled suite of panelled bath with mains fed shower over, pedestal wash hand basin and close coupled w.c, fully tiled surround in white contoured ceramics and feature mosaics, chrome ladder style heated towel rail, tiled floor.

CONSERVATORY

11' 7" x 10' 6" (3.53m x 3.2m)

Rear aspect with distant views towards Bryn Pydew, glazed on three sides, tiled floor, double doors lead out onto a patio terrace.

EXTERNALLY

Open plan lawned front garden, side block paved drive with space for 3 cars leads up to garage, cold water tap, rear landscaped garden with central mature lawn, side borders and block paved patio terrace, external power sockets, timber fenced boundaries and security gate to drive.

GARAGE

18' 9" x 9' 10" (5.72m x 3m)



Electric up and over panelled door, power sockets, part floored loft space for storage, side door to garden.

DIRECTIONS

From our Conwy office turn left, through archway and follow road to the right following the one way system out of town, at the mini roundabout by Conwy Castle keep left and proceed over the bridge, at large roundabout take second exit then turn first left onto Victoria Drive, proceed right to the very end and turn right onto Marl Lane, follow road down and through the narrow one way section, take next left then first right into Gwel y Castell, follow road up hill and around to the right, follow road to the left, and the road will bend to the right and the property will be found on the left hand side.



HEAT RECOVERY SYSTEM

A ducted mechanical ventilation system recovering wasted energy from bathrooms and kitchens and providing filtered fresh air throughout.

SOLAR THERMAL SYSTEM

Glow Worm flat plate solar thermal system delivering hot water. This reduces energy consumption and lowers CO2 emissions resulting in much lower energy bills.

TENURE AND COUNCIL TAX

Tenure - We understand from the seller that they are currently proceeding with the purchase of the Freehold and will therefore pass this on to the new buyer. Maintenance Charge towards the communal areas, planters and roads is currently £216 p.a.



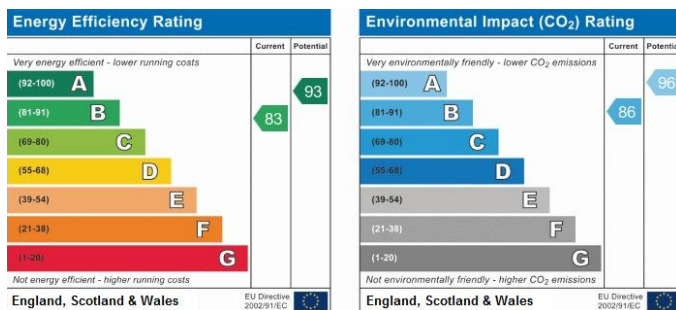
FLOORPLAN IS FOR ILLUSTRATION PURPOSES ONLY

Conwy County Borough Council. We are informed by the vendors that the Council Tax Band is Band D.

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.

RB/DJ Date: 22/11/2016



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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 and 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