



8 Parc Aelas

Llangernyw

£215,000

A spacious link detached 3 bedroom family home set in cul de sac within a popular rural village.



Extended 3 bedroom home offering well appointed accommodation with garden to front and rear, integral car garage and additional recreational room/study above. Oil fired central heating, double glazed windows and log burning stove.

Affording: Entrance Hall, Cloakroom, Living Room, Dining/Sitting Room, Dining Kitchen, 3 Bedrooms and Bathroom. Garage and Study/Recreational room above.

Ideal Family Home - Viewing Recommended.

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www.iwanmwiliams.co.uk



LOCATION

The property is situated in the delightful rural village of Llangernyw in the Elwy Valley, only 15 to 20 minutes drive from Abergel and the A55 Expressway. Occupying a most private setting within the village convenient for all local amenities.

ACCOMMODATION

The Accommodation Affords: (Approximate measurements only)

UPVC double glazed front door and window.

Reception Hall: Double panelled radiator; staircase leading off to first floor level; understairs storage cupboard; coved ceiling.

Cloakroom: Low level W.C and wash basin; uPVC double glazed window to front.

Living Room: 14'8" x 16'9" (4.48 x 5.11) Feature recessed fireplace surround with cast iron multi fuel stove on raised slate hearth and timber mantle shelf over; double panelled radiator; TV point; uPVC double glazed window overlooking front; coved ceiling; wall lights. Sliding timber and glazed doors leading to:

Dining/Sitting Room: 11'5" x 11'11" (3.47 x 3.64) Double panelled radiator; sliding aluminium double glazed doors leading onto rear garden enjoying views; double panelled radiator; coved ceiling; serving hatch to kitchen.



Kitchen and Dining Room: 17'2" x 9'0" (5.22 x 2.75) Dining Area - uPVC double glazed window to side elevation; double panelled radiator; built-in cloaks cupboard and also door leading to rear entrance porch and garage.

Kitchen - Fitted range of base and wall units with worktops over; peninsular units subdividing from dining area; plumbing for dishwasher; wall mounted 'Worcester' boiler for central heating and hot water; 1½ bowl sink with mixer tap; electric cooker point and extractor above; uPVC double glazed window overlooking rear.

First Floor

Landing: UPVC double glazed window; access to roofspace.

Bedroom 1: 10'10" x 9'2" 0" (3.3 x 2.79 .) Built-in wardrobes with sliding doors; double panelled radiator; uPVC double glazed window overlooking front with views.



Bedroom 2: 9'9" x 13'7" (2.96 x 4.15) Overlooking rear with views; double panelled radiator; built-in wardrobe; coved ceiling.

Bedroom 3: 9'6" x 7'7" (2.9 x 2.3) Built-in storage and wardrobe; radiator; uPVC double glazed window overlooking front.

Bathroom: Three piece suite comprising panelled bath with electric shower above; shower screed; pedestal wash hand basin; low level W.C; uPVC double glazed window; part tiled walls; chrome ladder style heated towel rail.



Integral Garage: 17'9" x 11'2" (5.4 x 3.41) Fitted base units and worktop; staircase leading up to upper level recreational room/study. Single glazed window to rear; up and over door; plumbing for automatic washing machine; worktop over; electric meters; staircase to:

Study/Recreational Room: 12'11" x 11'1" (3.94 x 3.38) Skylight window; inset spot lighting.

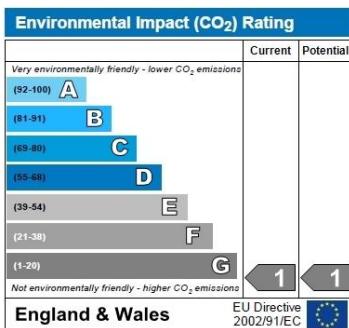
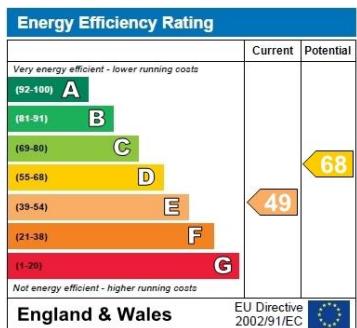
Outside: Grassed garden to front and rear of the property; the rear garden overlooks farmland. Concreted driveway to the front providing off road parking.

Services: Mains water, electricity and drainage are connected to the property. LPG central heating.

Viewing: By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

Proof of ID: In order to comply with anti-money laundering regulations, Iwan M Williams 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.





These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of option must be treated as given on the same basis as these particulars.

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