

# *Anthony Flint* @ gamlins



18 Awel Y Castell  
(A 'Beech Homes' Development)  
Llandudno Junction, Conwy LL31 9GG

Asking Price Of  
£295,000



# Property Features

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- Modern Freehold detached property
- Four bedrooms (master en suite)
- Ventilation system/solar panels
- Upgraded specification, beautifully presented
- Larger than average garden, garage

## Full Description

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### DESCRIPTION

A STUNNINGLY PRESENTED, DETACHED FREEHOLD FOUR BEDROOM FAMILY HOUSE WITH LARGE GARDEN AND 'MAN SHED' SET ON AN AWARD WINNING DEVELOPMENT BUILT BY BEECH HOMES.....No.18 is situated on one of the final phases of this award winning development, with a much larger than average garden which features a bespoke 'Man Shed' or ideal as a Garden Office and decked Entertaining/Alfresco Dining Area. The accommodation has been remodelled by the current owners during the construction process to their tailored design, with an upgraded specification and now offers flowing living areas and four bedrooms ideal for family life. Beautifully presented throughout and benefitting from: double glazing, central heating, solar panels, ventilation system, feature granite work surfaces, block paved driveway to name but a few. A LOVELY FAMILY HOME JUST READY TO MOVE STRAIGHT INTO. NO CHAIN.

### Reception Hall

15'10" max x 6'3" max

Central spindled staircase leads up to first floor landing, radiator, glass doors lead into kitchen area and living room. Access to Garage.

### Cloakroom

White contemporary suite comprising integrated vanity unit with wash hand basin and feature waterfall tap, close couple w.c., slate style tiled floor, radiator.

### Open-Plan Living & Dining Room (Through room)

29'8" x 11'

Box bay window to front aspect with patio doors leading out into the spacious rear garden, coved ceiling, wired for wall mounted entertainment system. Opening through to:

### Fully Fitted Kitchen

15'2" x 8'7" min

Rear aspect overlooking the garden, extensive range of fitted base and wall cupboards with cream high gloss flush doors and drawer fronts with steel bar handles and finished with black granite work surfaces, fitted appliances include 5 burner gas hob, extraction hood over and electric double oven below, integrated appliance of fridge/freezer and dishwasher, ceramic sheet tiled floor, diffused pelmet lighting and recessed ceiling down lighters. Access into :-

### Utility Room

6'1" x 4'9"

Space and plumbing for washing machine and tumble dryer under a



granite work surface, slate style flooring.

#### First Floor Landing

Radiator, cylinder cupboard with Glow Worm water cylinder and solar panel system, feature internal doors with inlay effect and chrome handles lead off to :

#### Master Bedroom Suite

17' x 11'

Front aspect window with distant views, fitted double wardrobe with sliding mirror fronted doors, wiring for wall mounted television, radiator, feature decorative wall.

#### L Shaped En Suite Shower Room

9'8" x 6'2"

White contemporary style suite comprising w.c with integrated system, vanity unit with inset wash hand basin and feature waterfall tap, shower enclosure with mains fed Aqualisa shower unit, fully tiled surround in feature black and white embossed ceramic tiles, slate style floor tiles, granite tops, chrome ladder style heated towel rail.

#### Bedroom Two

12'2" max x 10'9" max

Rear aspect window overlooking garden with views towards Segurinside and the obelisk at Bryn Pydew, fitted double wardrobe with sliding doors, radiator.

#### Bedroom Three

12' to robe doors x 8'7"

Front aspect window, built in triple wardrobes, radiator.

#### Bedroom Four

11'9" max x 8'4"

Rear aspect window overlooking garden with views towards Segurinside.

#### Family Bathroom

8'5" x 6'7"

White contemporary three piece suite with P shaped panelled bath, Aqualisa mains fed shower and glass screen, integrated vanity unit with close coupled w.c., wash hand basin with feature waterfall tap, fully tiled surround in feature black and white contoured ceramic tiles, slate style floor tiles, chrome ladder style heated towel rail.

#### Externally

FRONT DRIVE - laid to block paving with space for two/three vehicles, leading up to garage.

LARGE REAR GARDEN - gently sloping mature lawn, feature mature trees, entertaining/alfresco dining decked terrace with privacy panelling, PLUS feature bespoke MAN SHED or GARDEN OFFICE, complete with fitted bar and wiring for entertainment system.

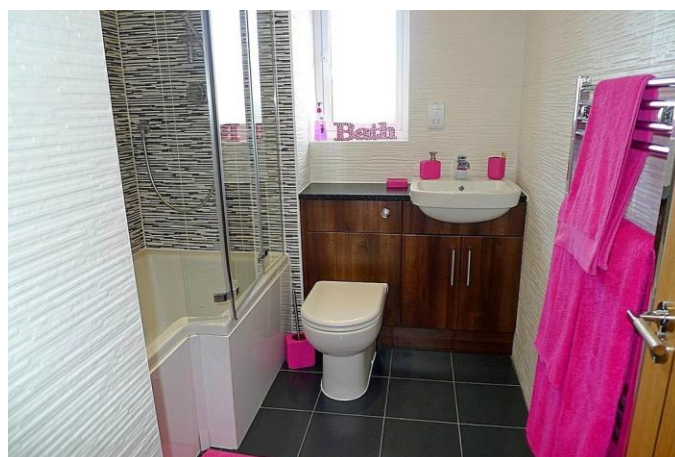
#### Garage

18' x 8'4"

Currently laid out as children's playroom, can easily be restored to working garage. Up and over panelled door, GlowWorm Flexicom 30sx boiler, laminated flooring.

#### Directions

From our Llandudno office turn left, straight over roundabout and continue right along Mostyn Street, continue onto one way system, stay in right hand lane and follow bend in road to the right, filter to left hand lane, left at traffic lights, over roundabout onto dual





carriageway, take third exit off roundabout, pass Church on left hand side, straight over mini roundabout, up hill, take left turn into Marl Lane and continue into Marl Drive, turn left into The Meadows, follow road to the right, turn right into Cysgod y Castell, continue to the top of the road then bear left into Awel y Castell and the property will be found on the right hand side.

**Tenure and Council Tax**

We are informed by the vendors that the property is Freehold. The Maintenance Charge of approx £216.00 per annum is payable half yearly for the upkeep of communal areas and feature planters.

Council Tax is band E. Conwy County Borough Council. Conwy.gov.uk

**Sustainability Initiatives**

Beech Homes, the developers of the property, offer as standard many eco-friendly features, including positive input ventilation systems and solar PV roof panels. In order to encourage biodiversity the road networks are segregated into certain areas with large timber faced planters which reduces the traffic speed and so adds to the biodiversity of the area.

**Viewing**

Strictly by appointment through our Anthony Flint Office :-  
 Llandudno - Tel: 01492 877418 - E-mail:  
 llandudno@anthonyflint.co.uk  
 Opening Hours - Monday - Friday: 9.30am - 5.00pm  
 Saturday: 9.00am - 3.00pm

**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.

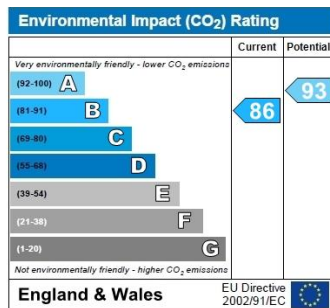
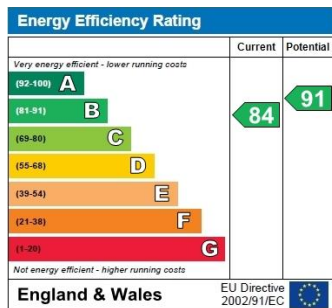
**PROOF OF IDENTITY**

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.

**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.

AHF/DJ Date: September 2018



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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