



7 Llanerch

Rowen Conwy LL32 8YA

£159,500

Well presented 3 bedroom inner terrace house in village setting with open front aspect and views over open fields.

Situated in the popular village of Rowen in the beautiful Conwy Valley offering 3 bedroom family accommodation for local persons.

Affording entrance hall, lounge, dining room, kitchen, rear entrance porch, living room, 3 first floor bedrooms & bathroom, gardens to front and rear.

Situated within level walking distance of village Inn, popular local walks and playing field. Conwy is approximately 10 minutes drive away.

Local occupancy restriction please ask agent for details.



Tel: 01492 555500

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Location

Rowen is a picturesque village in the Snowdonia National Park approximately 3 miles from the historic medieval Castle town of Conwy and a further 2 miles to the Victorian resort of Llandudno, also excellent transport facilities provided by the A55 expressway and the main line rail services.

The Accommodation:

(approximate measurements only)

Reception Hall:

uPVC double glazed front door; staircase leading off to first floor; understairs storage area; radiator.

Lounge/Dining Room

Lounge:

13'9" x 10'10" (4.21m x 3.32)

Radiator; laminated flooring; uPVC double glazed window overlooking front with views over fields, built in shelving.

Dinning Room:

9'6" x 10'5" (2.9m x 3.2m)

uPVC double glazed window to rear; radiator.

Kitchen:

9'10" x 9'0" (3m x 2.75m)

Base and wall units with complementary worktops; single drainer sink; space for cooker; built in store cupboard; uPVC double glazed window; door to rear entrance porch.

Downstairs Cloakroom:

Low level w.c with wash basin; work top and plumbing for washing machine; wall mounted Worcester central heating boiler.

First Floor Landing:

Access to roof space; built in shelving.

Bedroom 1:

12'4" x 10'9" (3.78m x 3.28m)

Laminate flooring; radiator; uPVC double glazed window to front with views.

Bedroom 2:

12'9" x 8'8" (3.9m x 2.65m)

uPVC double glazed window overlooking rear; radiator.

Bedroom 3:

8'9" x 7'8" (2.68m x 2.36m)

L-shaped; radiator; uPVC double glazed window overlooking front with views.

Bathroom:

Three piece suite comprising L shaped bath with shower over, wash basin and low level w.c extractor fan; fully tiled walls.

Outside:

The property is situated on the level close to the village centre and children's playground, small front enclosed garden, rear garden with established shrubs, brick built garden store/workshop, patio area.

Services:

Mains water, electricity, gas, and drainage.

Council Tax Band:

Conwy County Borough Council tax band 'C'

Local Occupancy Clause

The property is subject to a Section 157 Local Occupancy Clause, the purchaser must be resident in the County of Conwy or within a 30 mile radius (within Wales) for a minimum of 3 years, please ask the agents for more information.

Proof of Identity:

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.

Directions:

Proceed from Conwy along the B5106, turn right at The Groes Hotel sign posted, Rowen 2 miles, continue into the village baring right, on approaching the village Llanerch will be viewed on the right, number 10 is located opposite the playing ground.



| Energy Efficiency Rating | | |
|---|-----------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | 70 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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 of 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 opinion must be treated as given on the same basis as these particulars.

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