



Tan Cwm Nant Y Felin Road

Llanfairfechan LL33 0TD

£169,500

A beautifully presented 3 bedroom end terrace property in a popular location within the Village.

Improved, modernised and upgraded home offering immaculately presented 3 bedroom accommodation over 3 floors. Benefiting from uPVC double glazing, modern newly fitted kitchen with integrated appliances, gas fired central heating and attractive flagged rear garden. Affording entrance porch, lounge, breakfast kitchen, rear utility/porch, bedroom 1, bedroom 2, bathroom, second floor large bedroom with views to surrounding hillside. Integral store accessed from lower level outside. Ideal first time buy - VIEWING HIGHLY RECOMMENDED.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>



Location

Llanfairfechan is a popular village located on the North Wales coast with a range of amenities including local independent shops, small supermarket, schools and pubs. The seafront promenade is popular for walks, sailing and other outdoor activities.

The Accommodation Affords:
(approximate measurements only)

Entrance Porch

Double glazed wood effect composite front door leading to integral entrance porch with slate effect tiled floor, further timber and glazed door leading through to Lounge.

Lounge

11'9" x 10'7" (3.6m x 3.25m)

Laminated timber effect flooring, radiator, uPVC double glazed window overlooking front of property. Door leading to breakfast kitchen.



Breakfast Kitchen

11'9" x 9'10" (3.6m x 3.0m)

Beautifully fitted base and wall units with integrated fridge/freezer, Bosch microwave oven and complimentary worktops. Inset single drainer sink with mixer tap, four ring gas hob, fan assisted electric oven and grill, canopy filter extractor above. Timber effect laminated floor, contemporary radiator, wall shelving, uPVC double glazed window overlooking rear with views to hillsides.

Utility / Rear Porch

5'11" x 4'6" (1.82m x 1.38m)

Tiled floor, plumbing and space for washing machine and vent for tumble dryer, fitted worktop, tiled splashback, uPVC double glazed window and uPVC glazed external door leading to rear of property.

First Floor

Balustrade staircase and further staircase leading up to attic bedroom.

Bedroom 1

11'11" x 10'7" (3.64m x 3.25m)

Double panelled radiator, uPVC double glazed window overlooking front of property.

Bedroom 2

11'11" x 6'2" (3.65m x 1.88m)

Radiator, uPVC double glazed window overlooking rear enjoying views.

Bathroom

6'5" x 5'1" (1.96m x 1.55m)

Three piece suite comprising panelled bath with shower above, shower screen, pedestal wash basin, low level w.c. tiled floor, fully tiled walls, radiator, wall mounted medicine cabinet, uPVC double glazed window, extractor fan.

Second Floor

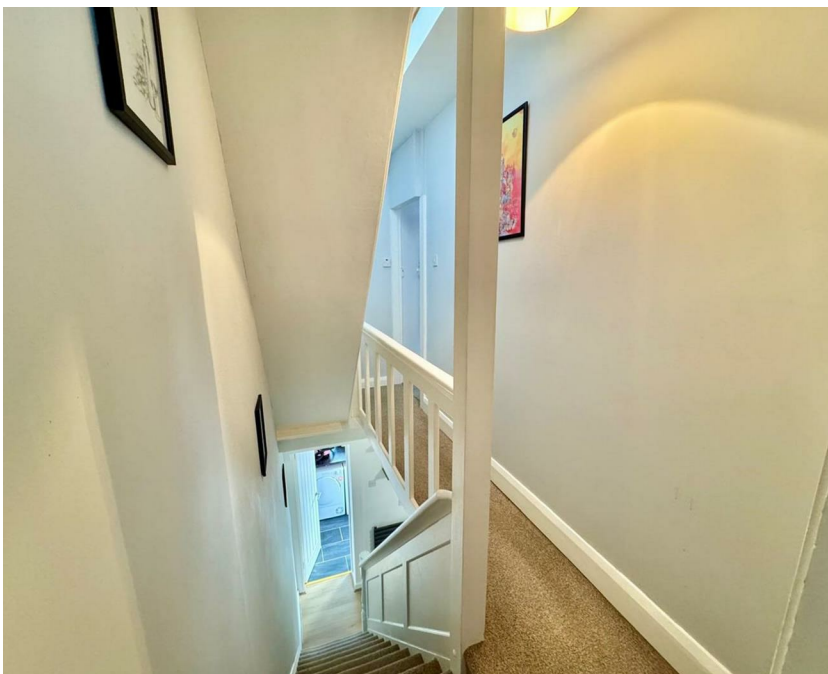
Bedroom 3

24'3" maximum into eaves x 7'3" (7.4m maximum into eaves x 2.22m)

Two large Velux double glazed roof windows, providing good natural daylight and enjoying views towards the mountains.

Outside

Small enclosed walled gravelled garden area to front. Rear integral store room (2.43m x 1.8m) plumbing and space for washing machine, wall mounted Worcester 24si gas combi boiler, providing for hot water and central heating. Electric meters, uPVC double glazed window. Beyond the communal path which leads to neighbouring property, there is a raised paved patio garden with screened bin storage and water tap, fitted bench seating and timber fencing.



Services

Mains water, electricity and drainage are connected to the property.

Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Bangor Street, Conwy. Tel: 01492 555500

Proof Of Funds

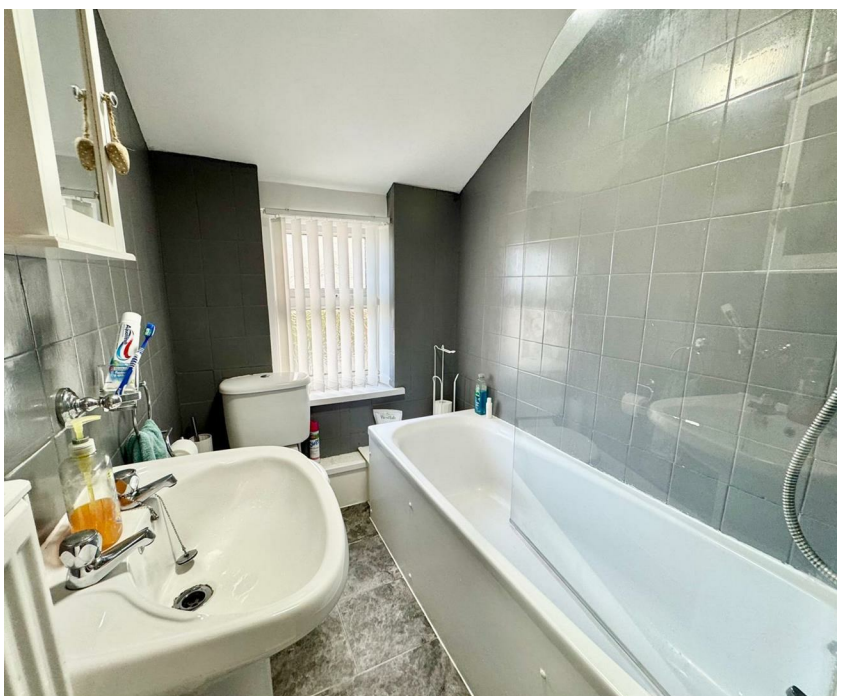
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current 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.

Council Tax Band:

Conwy County Borough Council tax band 'C'

Directions

Proceed into Llanfairfechan, turn left at the crossroads, passing the Co-op on the right hand side. Continue up the road bearing right, over the bridge, turn left into Mill Road, continue up the road into Nant y Felin Road and the property will be viewed on the left hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(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 or 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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