



17 Llanerch

Rowen LL32 8YA

£225,000

A well presented, spacious three bedroom family home in a popular rural village within the Conwy Valley. Extensive views to front and rear.

Improved, re-modelled and modernised 3 bedroom inner terrace home in a central convenient location, within level walking distance of all village amenities. The property overlooks a small children's playground to front and to the rear, overlooks the football field and surrounding countryside - an ideal family setting. Affording Entrance Hallway, Lounge, Dining Kitchen, Landing, Bedroom 1, Bedroom 2, Bedroom 3, modern Bathroom. The house is beautifully presented throughout and benefits from uPVC double glazing and central heating. Local Occupancy Restrictions applies.

VIEWING HIGHLY RECOMMENDED.



Tel: 01492 555500

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





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 Affords:
(Approximate measurements only)

Reception Hall

uPVC double glazed front door, coved ceiling, staircase leading off to first floor level, radiator, timber and glazed door leading to Kitchen and Dining Room.

Kitchen / Dining Room

19'8" x 8'9" (6.0m x 2.68m)

Fitted range of modern base and wall units with complimentary worktops, single drainer sink with mixer tap, integrated stainless steel oven, canopy extractor above, four ring gas hob, integrated fridge/freezer, uPVC double glazed window overlooking rear enjoying views over fields, peninsular base units sub dividing from Dining Room.

Dining area with radiator, laminated flooring and sliding double glazed patio doors leading onto rear garden.



Lounge

10'9" x 13'5" (3.28m x 4.1m)

uPVC double glazed window overlooking front enjoying open views, wall mounted electric fire, TV point, slate hearth, radiator.

First Floor Landing

Access to roof space.

Bathroom

8'9" x 5'5" (2.68m x 1.66m)

Four piece suite comprising panelled bath, corner shower enclosure, low level w.c. pedestal wash hand basin, ladder style heated towel rail, uPVC double glazed window.

Bedroom 1

12'4" x 10'9" (3.76m x 3.28m)

uPVC double glazed window overlooking front enjoying extensive views, radiator, coved ceiling.

Bedroom 2

10'6" x 8'9" (3.22m x 2.68m)

Radiator, uPVC double glazed window overlooking rear playing field to surrounding countryside.

Bedroom 3

8'10" x 7'9" (2.71m x 2.37m)

uPVC double glazed window overlooking front enjoying views, radiator, built in store cupboard, coved ceiling.

Outside

Enclosed front garden with artificial grass and raised flower borders, timber fencing, open views. outside seating area. At the rear there is an enclosed courtyard style garden with seating area enjoying views over fields, water tap. Outside brick built Utility/Store shed (3.14m x 1.86m) with plumbing for automatic washing machine and space for freezer.

Services

Mains water and electricity are connected to the property.

Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk



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 the village of Rowen, passing the shop on the left hand side, continue towards the village, take a right turning into Llanerch and the property will be viewed at the far end on the right hand side.

Local Occupancy Clause

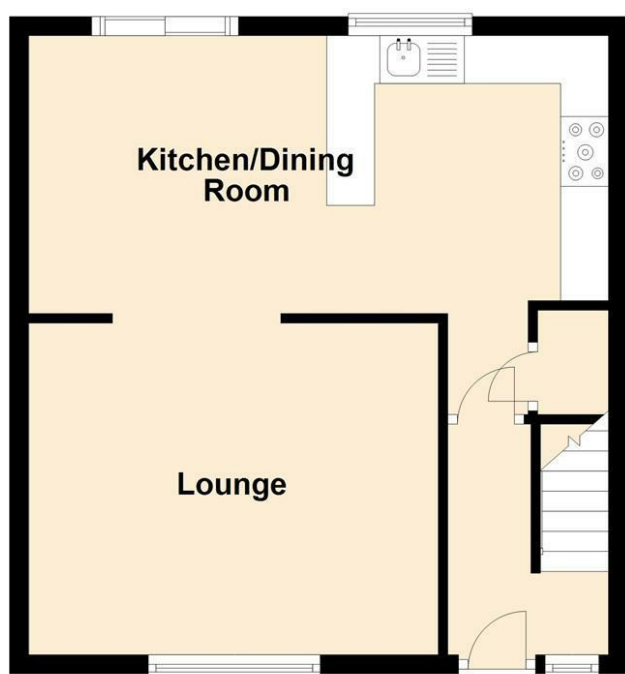
The property is subject to a Section 157 Local Occupancy Clause, the purchaser must be resident in the County of Conwy or within a 30 mile radius (within Wales) for a minimum of 3 years, please ask the agents for more information.



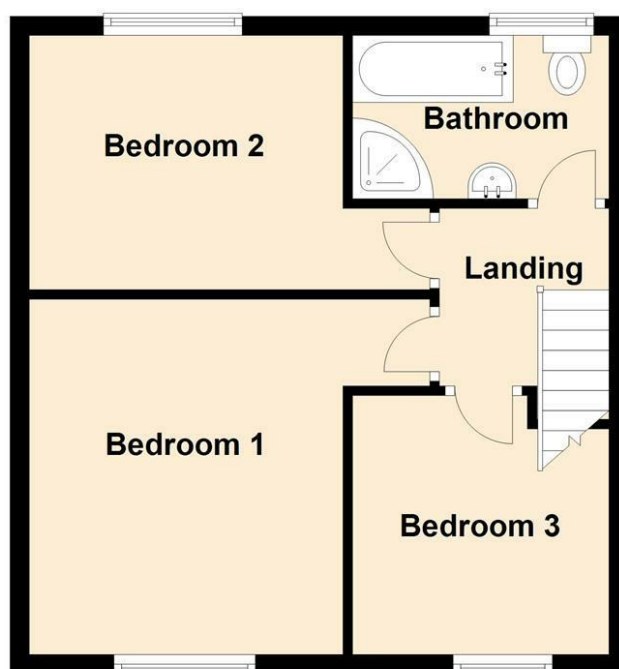


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	76	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Ground Floor



First Floor



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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