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28, Station Road, Llanrwst, LL26 0BT

- 3/4 Double Bedrooms
- Large Rear Garden With Outbuilding
- Double Glazing & Central Heating
- Excellent Family Home
- Spacious Living Accommodation
- Ample Parking To The Rear
- Convenient For Riverside & Forest Walks
- Viewing Highly Recommended

A spacious 3/4 bedroom family home situated in a convenient location within the town centre of this Historic Market Town within easy reach of all local amenities including primary and secondary schools.

Large rear garden with a hardstanding area for ample parking, open fronted storage and outside workshop/study. From the back of the property you are a short distance to the riverside walks. Double glazing and central heating throughout.

ENTRANCE HALL

Engineered Oak flooring. Stairs to first floor landing. Radiator. Understairs storage cupboard.

LIVING ROOM

16'0" x 12'4" (4.89m x 3.78m)

With patio doors leading to outside and overlooking the Gwydyr Forest. Radiator. Television point. Wall and ceiling lights.

BEDROOM FOUR/STUDY

12'5" x 7'6" (3.80m x 2.31m)

Radiator. Double glazed window to the front.

DINING ROOM

12'6" x 11'3" (3.82m x 3.43m)

Radiator. Open to the kitchen. Double glazed sash window to the front.

KITCHEN

16'10" x 9'1" (5.15m x 2.78m)

With a wide range of fitted wall and base units having complimentary work surfaces and tiled splash backs. Stainless steel sink unit with mixer tap. Built in four ring ceramic hob with overhead glass and stainless steel extractor hood. Built in oven, grill and microwave. Dishwasher. Ceramic floor tiles. Inset spot lights. Overlooking rear garden.

UTILITY

12'10" x 8'0" (3.93m x 2.44m)

With fitted wall and base units with complimentary work surfaces and tiled splash backs. Stainless steel sink unit. Space for under counter fridge and freezer. Wall

mounted "Worcester" combi boiler. Glazed uPVC door to rear garden.

DOWNSTAIRS WC

Low level WC. Pedestal wash hand basin. Space and plumbing for a washing machine. Ceramic floor tiles.

FIRST FLOOR LANDING

Loft access hatch. Built in storage cupboard. Radiator. Telephone point. Double glazed sash window to the front and double glazed window to the rear.

BEDROOM NO: ONE

12'6" x 11'10" (3.82m x 3.62m)

Overlooking rear garden. Radiator.

BEDROOM NO: TWO

11'6" x 11'2" (3.52m x 3.41m)

Built in wardrobe. Double glazed sash window to the front.

BEDROOM NO: THREE

12'7" x 9'10" (3.85m x 3.00m)

Double glazed sash window to the front. Radiator.

BATHROOM

Panelled bath with hand held shower. Large shower cubicle with mains shower. Wash hand basin. Low level WC. Ceramic floor tiles. Chrome heated towel rail.

DIRECTIONS

Going into Llanrwst from the North on the A470 go past the Meadowsweet Hotel on your left and the property will be found a short distance along the road on the right.

COUNCIL TAX BAND

The property is believed to be in band D. Information from www.voa.gov.uk

SERVICES

Mains electricity, gas, water and drainage are connected to the property. None of the services have been tested for capacity or correct functioning, potential purchasers should satisfy themselves entirely regarding these matters.



TENURE

The property is believed to be freehold. Solicitors to confirm.

MISREPRESENTATION ACT

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport, Photo Driving Licence and a recent Utility Bill.

OUTSIDE

Large rear garden with raised patio area having access from the lounge and utility. Pathway leading to the side down to the parking area and rear service lane. Lawned area with mature trees, shrubs and bushes.



