

61 Market Street, Abergele, Conwy, LL22 7AF

T: 01745 832240









# 28, George Street, Llanrwst, LL26 0DP

- Three Bedrooms
- Double Glazing & Central Heating
- Excellent First Time Buy

- Convenient Location
- In Need Of Updating Works
- EPC POTENTIAL B



A mid terrace spacious three bedroom house in need of works. Double glazing and gas central heating. rear enclosed yard and on street parking. The accommodation comprises: entrance hall, large living and dining room, breakfast kitchen, bathroom, three first floor bedrooms and separate WC. The landing area could be configured to make a study area. The property is convenient for the towns amenities and would make a great investment. Energy Performance Certificate Rating - E.

#### **ENTRANCE HALL**

Double glazed uPVC front door.

#### LOUNGE/DINER

 $21'2" \times 11'6" (6.47m \times 3.52m)$ 

Gas fire with back boiler. Radiator.

#### KITCHEN/DINER

 $15'10" \times 8'10" (4.85m \times 2.70m)$ 

With a range of fitted wall and base units with complimentary work surfaces and tiled splash backs. Stainless steel sink unit with mixer tap. Cooker point. Tiled floor.

# **BATHROOM**

Panelled bath. WC. Wash hand basin. Tiled shower cubicle with electric shower. Tiled flooring.

# FIRST FLOOR LANDING

Loft access hatch. Radiator. Separate WC.

## BEDROOM NO: ONE

14'9" x 9'4" (4.51m x 2.85m)

Radiator.

### **BEDROOM NO: TWO**

 $11'1" \times 9'4" (3.40m \times 2.86m)$ 

Radiator.

#### **BEDROOM NO: THREE**

 $13'8" \times 7'1" (4.19m \times 2.16m)$ 

Radiator.

#### **OUTSIDE**

Enclosed rear yard with access to the rear service lane. On street parking to the front.

## **DIRECTIONS**

Go into Llanrwst from the North on the A470 and turn left onto George Street just before the Meadowsweet Hotel and the property will be found on the left.

## **COUNCIL TAX**

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

## **SERVICES**

None of the services have been tested. It was noted that mains water, drainage, electricity and gas are connected.

#### **TENURE**

The property is to be sold with a Freehold title. Solicitors to confirm.

# **MISREPRESENTATION ACT**

Messrs Jones Peckover for themselves and for the vendors or lessors of the property whose agents they are, give notice that:-

- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
- 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



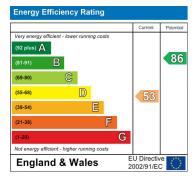


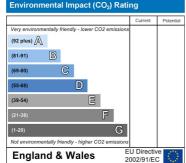


3. No person in the employment of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

## 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.



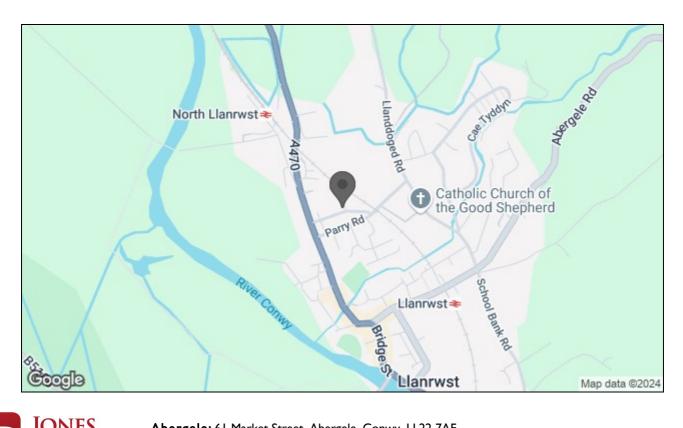














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