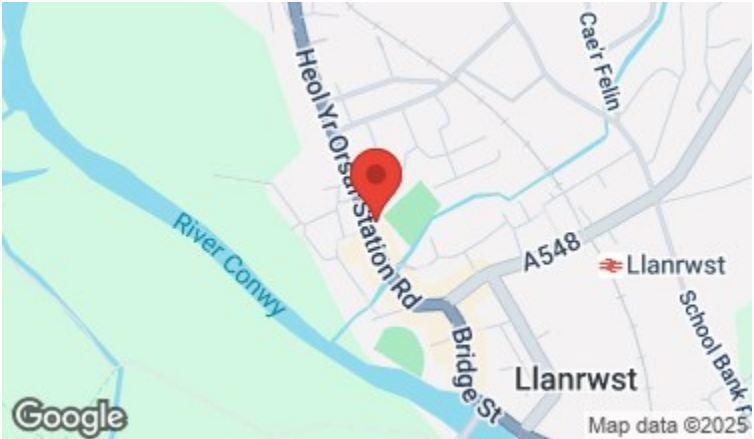




28 Station Road, Llanrwst, LL26 0BT
Offers in excess of £350,000

4 1 2 D

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



28 Station Road, Llanrwst, LL26 0BT

Offers in excess of £350,000



Tenure

Freehold.

Council Tax

D - Average from 01-04-2025 £2,320.863

Property Description

A Versatile and Spacious Family Home with Generous Gardens and Flexible Living

Nestled within easy walking distance of local shops, schools (both primary and secondary), and everyday amenities, this generously proportioned family home presents an exceptional opportunity for those seeking space, versatility, and convenience. Set on a substantial plot, the property boasts a beautifully maintained rear garden that could effortlessly become the primary entrance—ideal for those who prefer access away from the roadside frontage. The rear aspect enjoys a large patio area perfect for alfresco dining, a well-kept lawn, ample off-road parking for multiple vehicles, a small carport, and a fully functional outdoor workroom or study space.

Upon entering, you are greeted by a welcoming entrance hall with a staircase rising to the first floor. The heart of the home lies in the open-plan kitchen and dining area—perfect for family meals and entertaining guests. Adjoining the kitchen is a generously sized utility room, with convenient access to the outside—perfect for muddy boots or soggy dogs after countryside walks. A downstairs cloakroom with WC and plumbing for a washing machine further adds to the home's practicality.

The bright and airy lounge is flooded with natural light thanks to large patio doors that open directly onto the rear patio, seamlessly blending indoor and outdoor living. Just off the lounge, a spacious office or fourth bedroom offers excellent flexibility to suit a range of lifestyle needs—be it a guest room, study, or playroom.

Upstairs, a spacious landing benefits from dual-aspect windows and a built-in storage cupboard. There are three

well-proportioned double bedrooms, with the master bedroom enjoying serene views over the garden and surrounding woodland. The stylish four-piece family bathroom is fully tiled and generously sized, ideal for modern family living.

With its adaptable layout, spacious interiors, and attractive outdoor spaces, this home is not to be missed. Early viewing is highly recommended.

Services

It is believed the property is connected to mains gas, electric, water and sewage services although we recommend you confirm this with your solicitor.

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Accommodation

Entrance Hall

Study/Bedroom No: Four
12'5" x 7'6" (3.80m x 2.31m)

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

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

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

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

Cloaks Room/WC

First Floor

Bedroom No: One
12'6" x 11'10" (3.82m x 3.62m)

Bedroom No: Two
11'6" x 11'2" (3.52m x 3.41m)

Bedroom No: Three
12'7" x 9'10" (3.85m x 3.00m)

Family Bathroom

Prys Jones & Booth

Professional Services
Iwan Prys Jones Bsc. PGDM, MRICS is a full member of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

