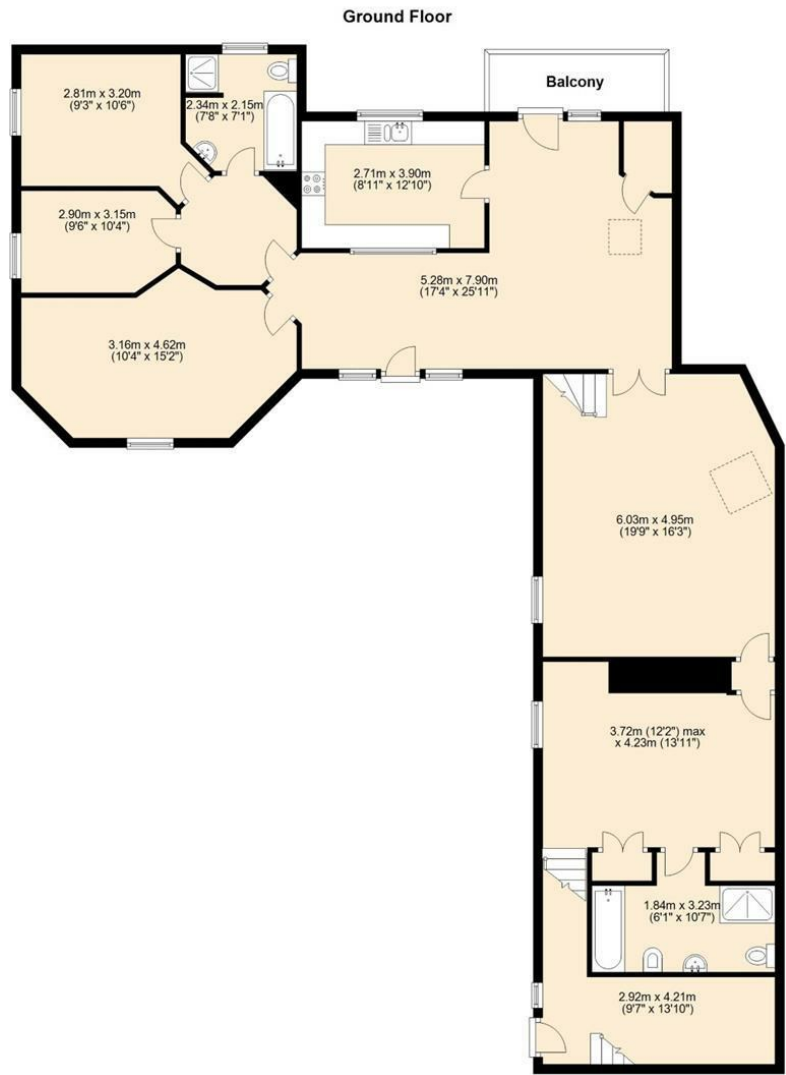
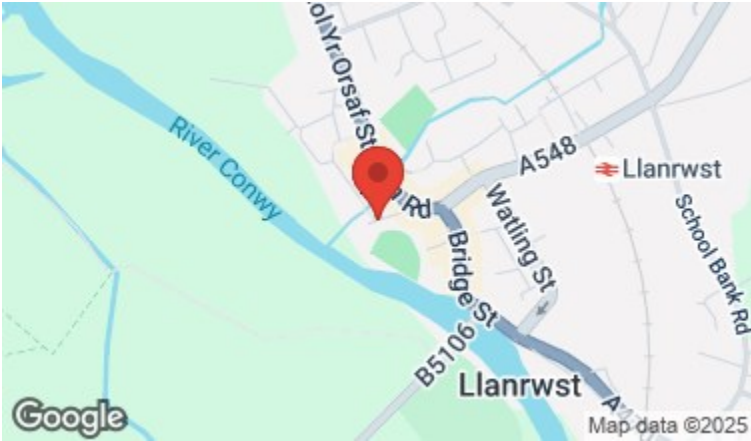




Apartment 3 Willow Street, Llanrhwst, LL26 0ES
Offers over £200,000

4 2 2 D

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Potential
(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.



Apartment 3 Willow Street, Llanrwst, LL26 0ES

Offers over £200,000



Tenure

Leasehold-999 year lease from 1987.

Council Tax

Band C. Average from April 2025 £2062.96

Property Description

Nestled in the heart of the town centre and set within a charming, historic brewery conversion, this impressive first-floor duplex apartment offers a rare blend of character, space, and convenience. Boasting three generously proportioned bedrooms and spanning one of the largest footprints within this quaint development, the property enjoys a highly desirable position with picturesque views over the neighbouring forestry and just a short stroll from serene riverside walks.

Upon entering, you're greeted by a spacious and welcoming entrance hall that flows seamlessly into a distinctive dining area adorned with original exposed beams, adding a rustic elegance to the space. A cosy balcony leads off the dining area—perfect for morning coffee or evening relaxation. The handmade pine kitchen is both charming and practical, offering ample storage, as well as an additional storage area above.

To the left wing of the apartment, two well-sized bedrooms are complemented by a modern shower room. Above one of the bedrooms, a cleverly designed loft space provides extra storage, accessible via a ladder. Descending from the dining area, the lower level reveals a spacious and beautifully lit living room. Adjacent to this is the master suite—a sizeable double bedroom complete with an en-suite bathroom and a versatile mezzanine level above, ideal for a home office or creative studio.

With two balconies, characterful details throughout, and an enviable location, this unique property offers a truly special lifestyle opportunity.

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.

Entrance

Dining Area

25'11" x 17'3" (7.90m x 5.28m)

Kitchen

12'9" x 8'10" (3.90m x 2.71m)

Bedroom No: One

15'1" x 10'4" (4.62m x 3.16m)

Bedroom No: Two

10'5" x 9'2" (3.20m x 2.81m)

Bedroom No: Three

10'4" x 9'6" (3.15m x 2.90m)

Bathroom

7'8" x 7'0" (2.34m x 2.15m)

Living Room

19'9" x 16'2" (6.03m x 4.95m)

Master Bedroom

13'10" x 12'2" (4.23m x 3.72m)

En-Suite

10'7" x 6'0" (3.23m x 1.84m)

Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinnel Bay, Llandudno and other

surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

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.

Mezzanine

13'9" x 9'6" (4.21m x 2.92m)

