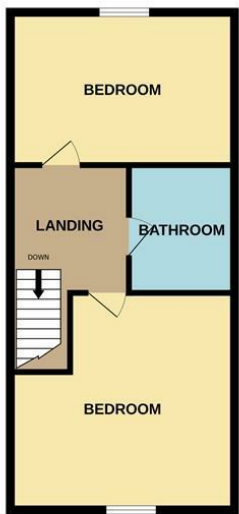
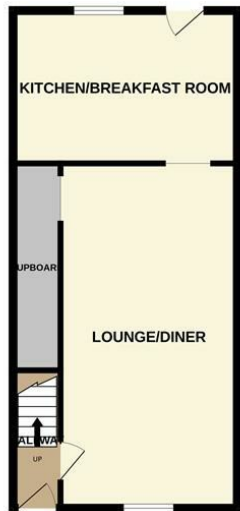




GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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.

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www.prysjonesbooth.co.uk



6 Bridge Street, Llanrwst, LL26 0ET  
£150,000



# 6 Bridge Street, Llanrwst, LL26 0ET

## £150,000



**Tenure**  
Freehold.

**Council Tax**  
Tax band C. Average from 01.04.2025 £2,062.96.

**Property Description**  
With no onward chain is this very well presented two bedroom property with enclosed rear yard, rear access, parking and outbuilding set in a convenient location within walking distance of the all local amenities, riverside and forestry walks.

All works in the property including re-wiring, re-plumbing, re-roofing and replastering was carried out in 2020.

On entering the property there is a small entrance hall with stairs leading to the first floor. A door take you into the living/dining room which is bright with a space under the stairs for storage and window to the front. A step up from the lounge leads to the spacious kitchen with a range of modern wall and base units having complementary work surfaces and brick style tiled splash backs. Space for a washing machine and built in oven with four ring gas hob. There also is a small breakfast bar area. A uPVC glazed door leads to the outside.

To the first floor there is a spacious double bedroom with dual aspect and views of the forestry in the distance. A smaller second bedroom and a modern three piece bathroom comprising; bath with overhead shower WC and wash hand basin.

At the rear of the property there is a convenient outbuilding which has power, water and lighting and would suit as a home office, play room, teenagers room or a workshop with storage in the roof space and door leading to the rear.

Located in the Historic Market Town of Llanrwst with easy access to links for Betws Y Coed, Llandudno and Conwy.

The vendor will sell a parking space to the rear at an extra cost.

**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 Hall

**Lounge/Diner**  
20'11" x 8'0" (6.40m x 2.44m)

**Kitchen**  
11'7" x 8'2" (3.55m x 2.49m)

### First Floor

**Bedroom No: One**  
14'11" x 11'1" (4.57m x 3.38m )

**Bedroom No: Two**  
13'1" x 8'3" (4.01m x 2.52m)

**Bathroom**  
7'1" x 5'8" (2.16m x 1.75m)

**Outbuilding**  
13'10" x 9'8" (4.23m x 2.95m)

**Agents Notes**  
The parking area to the rear is currently being developed and the land registry plan will be re-configured on purchase.

**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.

