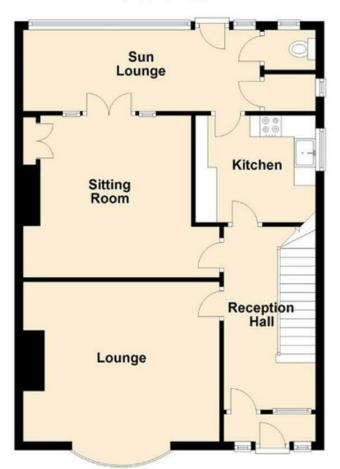


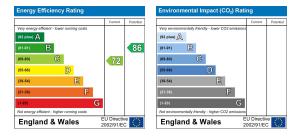


# **Ground Floor**





Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arrising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. Plan produced using PlanUp.



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.



Glasgwm Llanddoged Road, Llanrwst, LL26 oYU Offers over £275,000













# Glasgwm Llanddoged Road, Llanrwst, LL26 oYU Offers over £275,000







# Tenure

Freehold.

# **Council Tax**

Tax Band D. Average from 01.04.2025 £2,320.83

# **Property Description**

Welcome to this spacious semi-detached family home set on a large, elevated plot on the outskirts of the town with views of the Gwydyr Forest to the front.

On entering the property there is a useful entrance porch, ideal for coats and boots and leads to a spacious entrance hall with original features.

The living room is spacious with a large bay window to the front allowing maximum natural light and being elevated from the road you can enjoy the views of the forestry and front garden.

The dining room opens up onto the rear sun room again allowing in natural light and allows a views of the rear garden, the sun room lends itself for many uses, a dining room, home office or playroom with the utility and WC just off. There is also a door leading to outside and to the kitchen.

A purpose built "Yew wood" kitchen benefits from a blend of wall and base mounted units, complemented by granite work surfaces with a tiled splashback and Belfast sink. A range of "Bosch" branded integrated appliances are at your disposal that include a fridge freezer, electric cooker & hob and dishwasher. There is also handy storage cupboard under the stairs.

To the first floor there are two very spacious double bedrooms and a smaller double along with a spacious family bathroom.

A pleasant lawned rear garden has access from the rear service lane and storage shed. To the side of the property there is space for bins etc. A large front garden offers

potential for off road parking (subject to consent from highways). The property is located on a quiet area of the town and parking has never been an issue for the current owners 25 years here.

# **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 Porch**

#### **Entrance Hall**

#### **Living Room**

14'11" x 12'2" (4.56m x 3.72m)

## **Sitting Room**

12'9" x 12'5" (3.91m x 3.80m)

# **Sun Room/Dining Room**

17'10" x 6'6" (5.45m x 2.00m)

# Kitchen

9'2" x 8'2" (2.80m x 2.49m)

## **Utility**

# **Cloak Room**

# First Floor

#### **Bedroom No: One**

14'6" x 13'5" (4.44m x 4.11m)

# **Bedroom No: Two**

13'1" 1240'1" (4.00m 378m)

## **Bedroom No: Three**

8'10" x 8'8" ( 2.71m x 2.65m)

# **Bathroom**

8'7" x 6'11" (2.63m x 2.13m)

# **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, Kinmel 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.







