



Glasgwm Llanddoged Road, Llanrwst, LL26 0YU
Offers over £275,000

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		86	(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	

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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" 12'40'1" (4.00m 3'78m)

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.

