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Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries.

www.fletcherpoole.com

Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	67 D	
69-80	C		78 C
81-91	B		
92+	A		





# Three Bedroom Maisonette & One Bedroom Ground Floor Apartment

## Description

An immaculately presented three bedroom maisonette plus one bedroom self contained ground floor apartment situated in the heart of the town centre and enjoying views over the forest to the rear aspect.

The property is ideal for someone looking for a spacious home with accommodation for either a dependent relative or an income. The accommodation comprises: Entrance porch, hallway with stairs to the first floor landing, lounge, kitchen/diner with space for fridge/freezer, washing machine, dishwasher, double oven and gas hob and access onto the roof terrace which also provides access to the external staircase. Recently refurbished four piece bathroom.

To the second floor: two double bedrooms and a single bedroom and access from the landing to the loft via a drop down ladder. Gas fired combination boiler and part UPVC double glazing and part timber glazing.

To the ground floor there is a self contained one bedroom apartment which is accessed via it's own external door at the rear. The accommodation which has been refurbished comprises: Hallway with store cupboard, lounge, kitchen with breakfast bar area, gas hob, electric oven, space for a washing machine and fridge/freezer, double bedroom with recessed wardrobe area and a modern shower room.

Ariston gas fired combination boiler and mostly UPVC double glazed sash windows and timber sash window to the front aspect. To the outside there is a low maintenance rear courtyard garden with two stores, timber rear gate and an external staircase providing access from the first floor to the courtyard.

- ✓ BEAUTIFULLY PRESENTED & REFURBISHED THREE BEDROOM MAISONETTE WITH ONE BEDROOM SELF CONTAINED APARTMENT
- ✓ SITUATED CLOSE TO THE HEART OF THE TOWN CENTRE ✓ EASY ACCESS TO LOVELY RIVER & FOREST WALKS & Y BONT FAWR
- ✓ DECEPTIVELY SPACIOUS ACCOMMODATION WITH BALCONY SEATING AREA TO REAR
- ✓ ENJOYS FOREST & COUNTRYSIDE VIEWS
- ✓ FREEHOLD

## Hallway

15' 1" x 3' 5" 4.60m x 1.04m

## Lounge

16' 1" x 11' 5" 4.90m x 3.48m



## Kitchen/Dining Room

15' 11" x 9' 9" 4.85m x 2.97m



## Bathroom

9' 6" x 9' 4" 2.89m x 2.84m

## Landing

14' 6" x 5' 11" 4.42m x 1.80m

## Bedroom One

15' 4" x 8' 10" 4.67m x 2.69m



## Bedroom Two

10' 10" x 9' 10" 3.30m x 3.00m

## Bedroom Three

11' 7" x 6' 9" 3.53m x 2.06m

## Loft

15' 5" x 8' 6" 4.70m x 2.59m

## GROUND FLOOR APARTMENT

## Hallway

7' 9" x 2' 11" 2.36m x 0.88m

## Inner Hall

15' 5" x 3' 6" 4.70m x 1.06m

## Lounge

12' 1" x 10' 3" 3.68m x 3.12m



## Bedroom

15' 6" including wardrobes x 8' 3" 4.72m x 2.51m

## Kitchen

8' 10" x 9' 2" 2.69m x 2.79m

## Shower Room

5' 6" x 4' 8" 1.67m x 1.42m

## Location

Situated in the market town of Llanrwst, with an array of shops, transport links and the famous Ty Hwn't Yr Bont tea rooms. Llanrwst boasts superb views over the Snowdonia mountain and lovely countryside walks.

## Directions

From our Conwy office proceed back onto the A55 (east direction), come off at the slip road sign posted Glan Conwy, proceed onto the A470, proceed into the town, turn left onto Denbigh Street, right onto Watling Street.

Council Tax Band: C (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: D

## 3 Bedroom Maisonette

### Fron View

30 Watling Street  
Llanrwst  
LL26 0LS

**£229,000**  
REDUCED FROM £240,000

Reference Number: FP8002  
10/4/24

Fletcher & Poole,  
3 Lancaster Square,  
Conwy, LL32 8HT

Registered Company  
Number 4687367

## Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

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