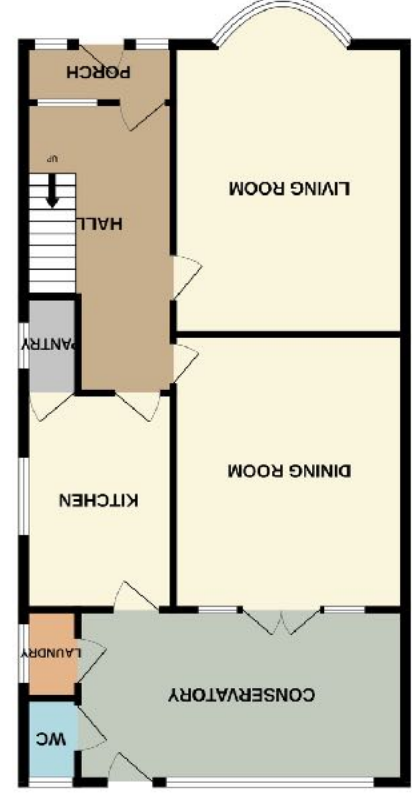
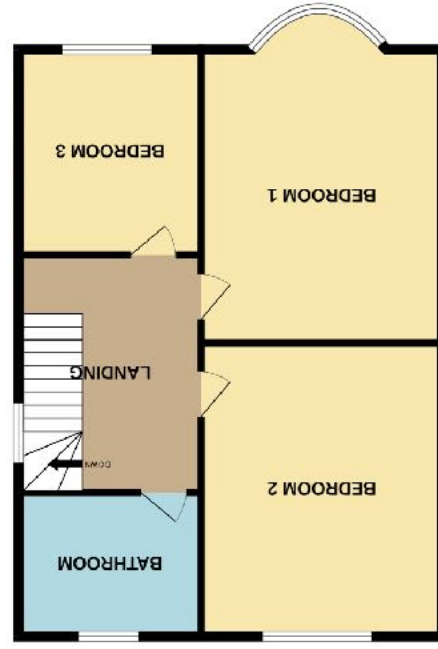


While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements are for general guidance only and should not be used for any legal or financial purposes. The floorplan is for illustrative purposes only and should not be used for any legal or financial purposes. The floorplan is for illustrative purposes only and should not be used for any legal or financial purposes.



WELL PRESENTED AND EXTENDED THREE BEDROOM SEMI DETACHED WITH MANY ORIGINAL FEATURES

Description

A well presented and most spacious extended three bedroom semi detached home, situated in a most popular and convenient residential location. Early viewing is strongly recommended to avoid disappointment.

The accommodation in brief comprises, porch with double glazed windows and double glazed front door, original tiled flooring, glazed door to the hallway, double glazed window to the front, stairs to the first floor, attractive original tiled flooring, picture rail with shelving, door to the living room, which is well lit via a large UPVC bow window, radiator, feature original tiled fireplace and hearth, the rear dining room has a feature coal effect gas fire with surround and hearth, radiator, double doors and windows leading to the conservatory, which is well lit via double glazed windows to the rear garden plus two further sky lights which are triple glazed, tiled floor with under floor heating, larger than average radiator, UPVC glazed door to the rear gardens, wooden door to the ground floor W.C., further wooden door to the utility/laundry room, door leading to the kitchen, which is fitted with a range of matching bespoke wall and base units and granite work surface, sink and drainer, integrated appliances include fridge-freezer, dish-washer, oven and hob plus extractor, door to the under stairs pantry area. The first floor landing has loft access which is boarded for storage, doors to all first floor rooms, bedroom three is a larger than average third bedroom, the main bedroom has a bow style window to the front, radiator and feature original tiled fireplace and hearth, plus radiator, bedroom three has a UPVC double glazed window overlooking the rear garden, radiator and feature original tiled fireplace and hearth.

The property features and benefits include UPVC double glazed windows throughout, gas central heating radiators throughout powered by a combination boiler that also provides the hot water, gardens to the front and rear offering tranquil retreats, views to the front rooms are fantastic showcasing the mountains and fields, many original features throughout the property including original internal doors and door furniture (i.e. Handles) throughout the property - excluding the dining room double doors which are a later addition (circa 2008), tiled fireplaces, mantles and hearths, skirting boards, picture rail borders, and tiled flooring.

- ✓ EXTENDED SEMI DETACHED
- ✓ THREE BEDROOMS
- ✓ WELL PRESENTED THROUGHOUT
- ✓ MANY ORIGINAL FEATURES
- ✓ GARDENS FRONT & REAR
- ✓ POPULAR AND MOST CONVENIENT LOCATION

Hall

14' 1" x 6' 11" 4.29m x 2.11m

Living Room

15' x 14' 7" 4.57m x 4.44m



Dining Room

15' 8" x 12' 6" 4.77m x 3.81m

Kitchen

9' 1" x 8' 4" 2.77m x 2.54m



Conservatory

17' 10" x 7' 6" 5.44m x 2.28m



Ground Floor Utility

4' 5" x 3' 8" 1.34m x 1.11m

Ground Floor W.C.

4' 5" x 2' 9" 1.34m x 0.83m

Landing

8' 9" x 8' 4" 2.66m x 2.54m

Bathroom

8' 7" x 7' 3" 2.61m x 2.21m

Bedroom One

14' 7" x 13' 6" 4.44m x 4.11m



Bedroom Two

13' 5" x 12' 4" 4.09m x 3.76m

Bedroom Three

9' 1" x 8' 8" 2.77m x 2.64m

Location

Located in the market town of Llanrwst convenient for the ancient church and the recently restored Alms Houses. It is conveniently located for the local shops, hostellers and restaurants. Llanrwst lies 4 miles from Betws-y-Coed and is adjacent to the Snowdonia National Park and has easy access to the A55 Dual Carriageway and Motorways beyond. The medieval walled town of Conwy is some 13 miles distant with easy access to the Motorways beyond.

Directions

From our Conwy office proceed around the one way system back to the castle and proceed over the Conwy bridge to the traffic island, turn right here and proceed past Tesco to the A55. Turn left on to the A55 towards Chester and proceed along to the next junction. Turn right at the traffic island signposted towards Betws-y-Coed and proceed along this road into Llanrwst. Upon entering Llanrwst turn left immediately after the Hotel & Restaurant into Parry Road, continue to end and turn left on to Llanddoged Road where Glasgwm can be found after a short distance on the right.

Council Tax Band: D (provided on www.voa.gov.uk)

Energy Efficiency Rating: C

Tenure: Freehold

3 Bedroom Semi Detached House

Glasgwm
Llanddoged Road
Llanrwst
Conwy
LL26 0YU

£329,500

Reference Number: FP8245
22/1/2025

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:

tel: 01492 583100
fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

