



## 2 Golygfa Gwydir Nebo Road

Llanrwst LL26 0SZ

£175,000

A spacious, well presented 3 bedroom modern inner terrace house in convenient edge of town setting.

Offering well appointed and spacious family accommodation within level walking distance of town centre and schools. Central heating and double glazing. Garden area to rear and two private parking bays. Affording spacious reception hallway with and cloak cupboard, cloakroom, lounge, dining kitchen, landing with linen and storage cupboards, 3 bedrooms and bathroom. Ideal first time or family house. Viewing recommended.



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<https://www.iwanmwilliams.co.uk>



**IWAN M WILLIAMS**  
ESTATE AGENTS • GWERTHWYR TAI



# Location

Situated within level walking distance of all shops, trains stations, doctors surgery and other local services and amenities. Llanrwst is a traditional market town located in the beautiful Conwy Valley approximately 4 miles from the inland tourist resort of Betws Y Coed.

## Accommodation

The accommodation affords: (approximate measurements only)

Composite double glazed front door leading to reception hall:

### Reception Hall:

Radiator; balustrade staircase leading off to first floor level; under stairs storage area; built-in cloaks cupboard.

### Cloakroom:

5'9" x 4'7" (1.76 x 1.4)

W.C; wash hand basin; double glazed window.

### Lounge:

10'6" x 19'4" (3.19 x 5.9)

UPVC double glazed window overlooking front; double panelled radiator; laminated timber effect floor; TV point.

### Dining Kitchen:

12'4" x 11'2" (3.76 x 3.4)

Fitted range of base and wall units with complimentary worktops; stainless steel oven; four ring gas hob and concealed filter extractor above; plumbing for automatic washing machine and space for dryer; 1 ½ single drainer sink with mixer tap; space for fridge or freezer; wall tiling; wall mounted headline central heating boiler for hot water and central heating system; composite double glazed rear door and uPVC double glazed window; double panelled radiator; Dining area.

### First Floor

Spacious landing with twin and single built-in linen cupboards with shelving; radiator; access to roof space.

### Bedroom 1:

11'3" x 16'3" (3.42 x 4.95)

Radiator; uPVC double glazed window overlooking front with open aspect and views towards Gwydir Forest; TV point.

### Bedroom 2:

12'2" x 14'6" (3.72 x 4.42)

UPVC double glazed window overlooking rear; radiator; TV point; laminated timber effect floor.

### Bedroom 3:

6'11" extending to 9'2" by doorway x 7'8" (2.1 extending to 2.8 by doorway x 2.34)

Radiator; uPVC double glazed window overlooking front with views.

### Bathroom:

3 piece suite comprising 'P' shaped bath with curved shower screen, mains shower above, vanity wash basin; low level WC; fully tiled walls; extractor fan; timber glad ceiling; floor tiling; radiator.

### Outside:

Property commands a lovely position on the edge of the town within walking distance has enclosed rear seating area with raised decking for seating, drying area, central archway leading to rear of property. Small forecourt garden to front. Private parking for 2 cars.

### Services:

Mains water, electricity, gas and drainage are connected to the property.

### Viewing:

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)

### Council Tax:

### Tenure:

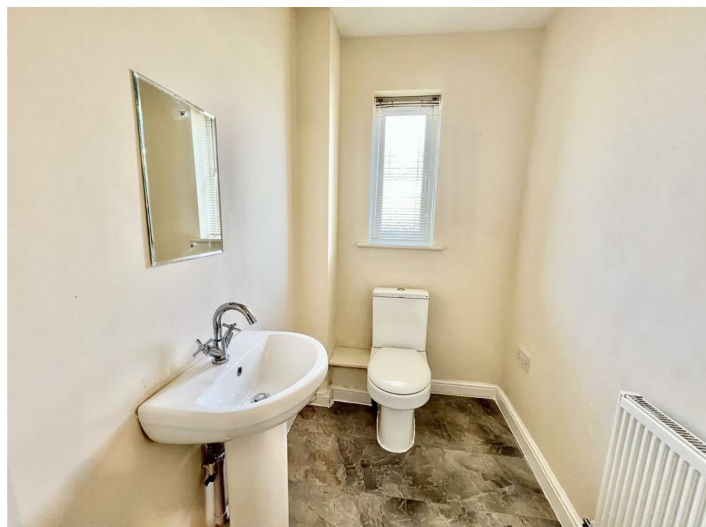
Freehold

### Directions:

Proceed from the agents office in the direction of Betws y Coed along the A470, turn left after the railway bridge towards Nebo road (opposite the former Birmingham garage) turn left and immediately right up Nebo road and the property will be viewed a short distance on the left hand side.

### Proof of I.D:

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

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