



## 3 Conwy Terrace

Llanrwst LL26 0EY

£167,500

A substantial, 3 storey town house subdivided into two self contained letting properties in convenient town centre setting.

Inner terraced town house comprising ground floor 1 bedroom apartment and 2 storey 3 bedroom maisonette above. Ground floor enjoys large rear garden area and both have separate access. The premises upgraded approximately 20 years ago as part of the town renovation and upgrading scheme. Ideal investment opportunity with income from long established tenants however vacant possession would also be available if required. Ideal investment opportunity.



Tel: 01492 642551

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



## 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.

(approximate measurements only)

## MAISONETTE

### Entrance Lobby:

Door leading to street at front; tiled floor. Staircase leading off to:

### First Floor - Landing:

Large sash window overlooking front; dado rail.

### Dining Kitchen:

10'3" x 12'0" (3.13 x 3.67)

Sash window overlooking rear; base and wall unit; single drainer sink; electric cooker point; plumbing for automatic washing machine.

### Lounge:

13'0" x 12'6" (3.96 x 3.8)

Bay window overlooking front with open aspect; picture rail; night stove heater.

### Bathroom:

8'9" x 7'11" (2.66 x 2.42)

Panelled bath with mixer tap shower above, pedestal wash hand basin and low level WC; sash window overlooking rear; built-in cylinder cupboard.

Staircase to:



## Second Floor

### Bedroom No 1:

12'6" x 13'0" (3.8 x 3.96)

Night storage heater; window overlooking front.

### Bedroom No 2:

11'9" x 10'4" (3.59 x 3.15)

Overlooking rear; night storage heater.

### Bedroom No 3:

8'4" x 7'8" (2.53 x 2.33)

Sash window overlooking rear; night storage heater.

## GROUND FLOOR APARTMENT

### Rear Access:

Large rear garden with outside seating area, grassed areas.

### Lounge:

9'10" x 12'0" (3 x 3.65)

Feature fireplace surround; tiled floor; recessed alcoves; sash window overlooking rear; external rear door.

### Kitchen:

7'9" x 7'10" (2.36 x 2.38)

Base and wall cupboards; single drainer sink with mixer tap; plumbing for automatic washing machine; sash window overlooking rear; tiled floor; electric cooker point.

### From Lounge doorway leading to:

### Bedroom No 1:

12'4" x 12'4" (3.75 x 3.75)

Tiled fireplace; night storage heater; sash window to front elevation.

### Shower Room:

8'2" x 5'10" (2.48 x 1.79)

Shower enclosure, low level WC and pedestal wash hand basin; extractor fan.

### Outside:

Large rear enclosed garden.

### Services:

Both properties benefit from mains water, electricity and drainage. Night storage heating.

### Viewing:

By appointment through the agents, Iwan M Williams Estate Agents, 5 Charlton Store, Llanrwst, LL26 0LL, tel 01492 642551 email [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)

### Council Tax Band:

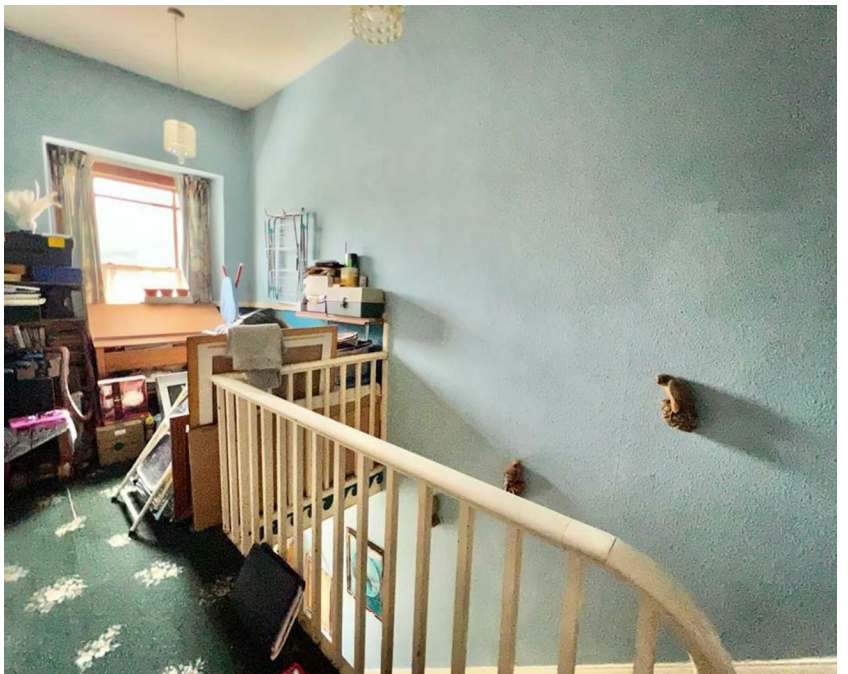
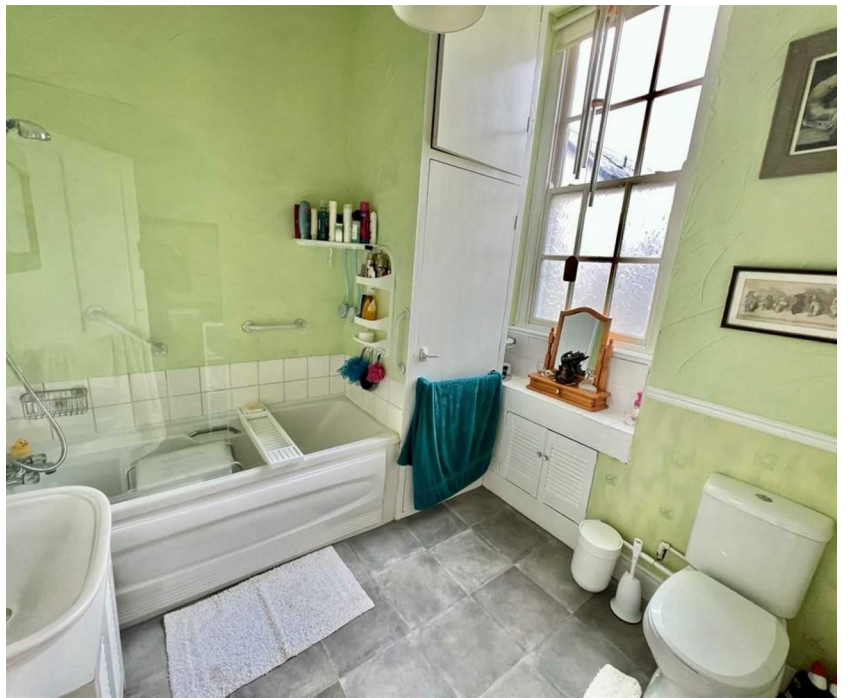
Ground floor flat band A. Maisonette first and second floor band A.


### Directions:

From the agents office turn right on Watling Street continue right to the end by the school and turn sharp right and the property will be viewed on the right hand side.

### Proof of Identity:

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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