



The Bungalow, Abergele Road Llanrwst LL26 0NG

£435,000

A spacious, well appointed detached bungalow residence set in own garden with private driveway in edge of town setting.

Commanding a lovely slightly elevated setting enjoying views across the valley but within walking distance of the town centre and all amenities. Spacious accommodation offering 4 or 5 bedrooms, 2 bathrooms, 3 reception rooms, kitchen and large glazed conservatory. Gas fired central heating, majority double glazing, 2 garages, established grounds and driveway with hardstanding for parking, car port. A beautifully maintained home - Viewing Highly Recommended.



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<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.

The Accommodation Affords:
(Approximate measurements only)

Small Entrance Vestibule:
Leaded side window; timber and glazed door leading to:

Reception Hallway:
Radiator; mirror tiled wall; coved ceiling; telephone point; leaded window to front; archway leading through to:

Dining Area:
15'0" x 11'10" (4.56 x 3.61)
Wall light points; picture rail; coved ceiling; leaded and stained glass window to corner; archway leading through to:

Sitting/Sun Lounge:
12'4" x 12'3" (3.76 x 3.73)
Former timber fireplace surround and mirror above; picture rail; coved ceiling; circular stained glass window; french doors leading onto front veranda; leaded and stained window radiator; telephone point.

Inner Hallway:

Shower Room:
Large shower cubicle with mains shower; vanity unit with low level W.C; wall mounted mirror and light unit; window to front elevation; timber panelled ceiling with inset lighting; tiled floor; radiator.

Sitting Room:
11'9" x 16'4" (3.58 x 4.99)
'Adam' style fireplace surround with marble inset and hearth; living flame coal effect gas fire; picture rail; radiator; coving; TV point; archway leading to:

Conservatory:
12'2" x 9'6" (3.7 x 2.9)
Attractive Italian style floor tiling; two radiator; uPVC double glazed window; enjoying open aspect and views; timber and glazed front door from living room to:



Dining Kitchen:

11'11" x 12'0" (3.64 x 3.66)

Range of fitted base and units with complementary worktops; 1½ bowl single drainer sink with mixer tap; corner display shelving; telephone point; wall tiling; corner window with open aspect and views; external rear door; electric oven and grill; integral fridge; large velux skylight window providing natural lighting; plumbing and space for dishwasher.

Rear Hallway:

Timber and glazed rear door; double panelled radiator.

Utility Room:

12'1" x 12'11" (3.69 x 3.94)

'Worcester' boiler in built-in cupboard to recess; former fireplace with built-in shelving; double panelled radiator; stainless steel sink unit; plumbing for automatic washing machine with base units below; built in larder cupboard; double glazed window to rear.

Bedroom 1:

11'9" x 12'6" (3.58 x 3.8)

Radiator; corner window with part leaded and stained glass overlooking front garden; coved ceiling.

Bedroom 2:

11'9" x 10'10" (3.57 x 3.3)

Sealed unit double glazed window overlooking side; coved ceiling; double panelled radiator. Doorway leading through to:

Main Bathroom/En-Suite

11'7" x 9'10" (3.54 x 3)

Four piece suite comprising corner Jacuzzi bath; vanity wash basin with units below and either side; fully tiled walls; bidet and low level W.C; double panelled radiator. Wall light points; sealed unit double glazed window to side.

Gym/Recreation Room/Office:

11'3" x 8'10" (3.44 x 2.7)

Shower and timber sauna unit (not tested); sealed unit double glazed window to rear.

Bedroom 3:

10'10" x 12'7" (3.3 x 3.83)

Bay window overlooking front; coved ceiling; double panelled radiator.

Bedroom 4:

10'8" x 12'8" (3.26 x 3.85)

Corner windows; double panelled radiators; picture rail.

Attic/Studio Room:

27'4" x 16'5" (8.34 x 5)

UPVC double glazed window to side enjoying views; radiator; eaves storage cupboards; telephone point; ample power points; inset spotlighting.

Outside:

Attractive landscaped grounds with tarmac driveway leading to large hardstanding for parking; rear integral W.C with low level W.C, water tap; additional integral store; Car port; single car garage with up and over door and light and power connected; timber garden store; slightly raised lawned areas with variety of established shrubs and trees; Victorian lamps; tiered lawned gardens with attractive seating area and veranda to front; rear garage and right of way access; outside lighting.

Services:

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

Council Tax:

Band E - Conwy County Borough Council

Viewing:

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

Proof of ID:

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.

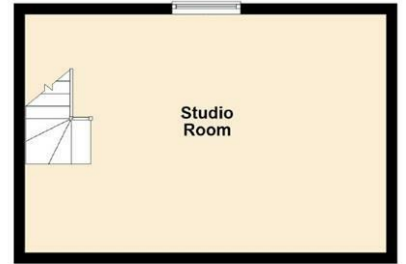


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. Plan produced using PlanUp.

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