



3 Plas Iolyn, George Street

Llanrwst LL26 0DP

£209,950

A beautifully presented 3 bedroom family house situated in a popular residential area, within level walking distance of town centre and all local amenities.

This immaculately presented house has the benefit of uPVC double glazing and gas fired central heating. Improved and upgraded by the present owners affording quality fittings including modern shower room, oak doors and fitted bedroom furniture. Rear courtyard garden for alfresco dining, small enclosed grassed front garden, rear parking and single car garage. Affording reception hall, living room, dining room and kitchen, rear utility and WC, landing, bedroom 1, bedroom 2, bedroom 3, shower room. Viewing Highly Recommended.



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.

Accommodation:

The accommodation affords: (approximate measurements only)

uPVC double glazed door and panelling leading to:

Reception Hall:

Staircase leading off to first floor level; radiator; coving; oak timber doors leading off.

Lounge:

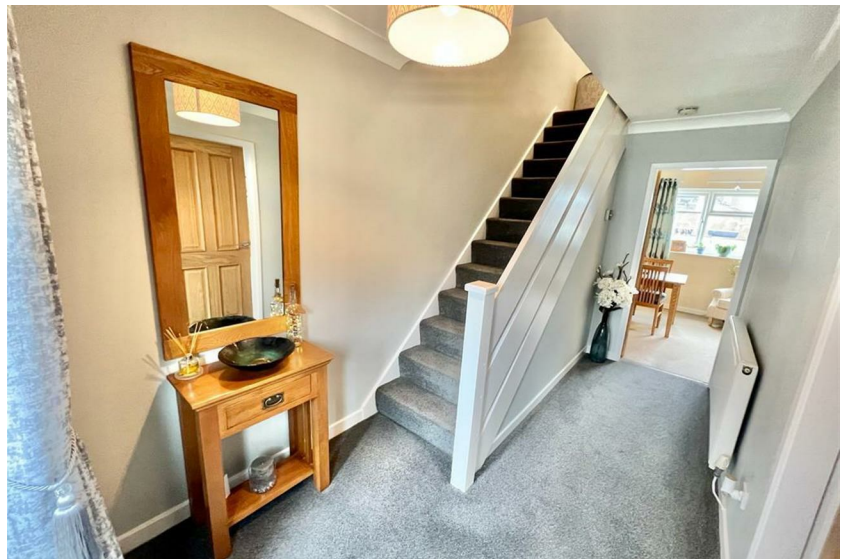
13'10" x 13'1" (4.24m x 4m)

Feature Adams style timber oak fireplace surround with composite stone inset; living flame coal effect gas fire; TV point; coving; wall light point; radiator; uPVC double glazed window overlooking front of property. Oak and glazed door leading through to:

Dining Room:

9'8" x 8'11" (2.97m x 2.74m)

Radiator; coved ceiling; uPVC double glazed window overlooking rear; understairs storage cupboard. Archway leading to:



Breakfast Kitchen:

11'0" x 9'8" (3.37m x 2.97m)

Fitted range of base and wall units with complimentary worktops; 1 1/2 bowl sink with mixer tap; breakfast bar with radiator below; wall mounted glazed display cabinet; integrated stainless steel oven; five ring gas hob and concealed extractor in hood above; space for fridge freezer; uPVC double glazed window overlooking rear and uPVC double glazed rear door; wall tiling.

Covered rear entrance leading to:

Utility Room:

8'1" x 4'0" (2.47m x 1.23m)

Plumbing for automatic washing machine and space for dryer; porcelain Belfast style sink; wall mounted Glow worm central heating boiler; WC; cloak hanging hooks; storage area.

First Floor

Landing:

Access to roof space; coved ceiling; built-in linen cupboard with shelving.

Bedroom 1:

11'0" x 11'7" (3.37m x 3.55m)

Integral built-in wardrobes to either side; uPVC double glazed window overlooking front with sunny aspect.

Bedroom 2:

11'5" x 10'5" (3.49m x 3.2m)

Range of fully fitted floor to ceiling wardrobes along one wall; fitted bedside cabinets and drawer units; radiator; uPVC double glazed window overlooking rear.

Shower Room:

5'10" x 7'10" (1.8m x 2.4m)

Large shower with screen; fully tiled walls; concealed cistern WC and vanity wash basin with worktop over; mirror and light; fully tiled walls; extractor fan; tiled floor with underfloor heating.

Bedroom 3:

8'5" x 7'6" (2.57m x 2.31m)

uPVC double glazed window overlooking front of property; double panelled radiator.

Outside:

Property has a small garden mainly laid to grass in front with low level boundary walling, established shrubs and plants to borders. Enclosed courtyard garden to rear with attractive seating area and low level walling, also there is a vehicular driveway to the side of the property which leads to single car garage with up and over door and also parking to front of garage.

Services:

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

Viewing Llanrwst

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

Council Tax:

Band 'B' - Conwy County Borough Council

Directions:

Continue along Station Road heading out of Llanrwst towards Llandudno, turn right immediately after the Meadowsweet Hotel into George Street and the property will be viewed immediately on the left hand side.

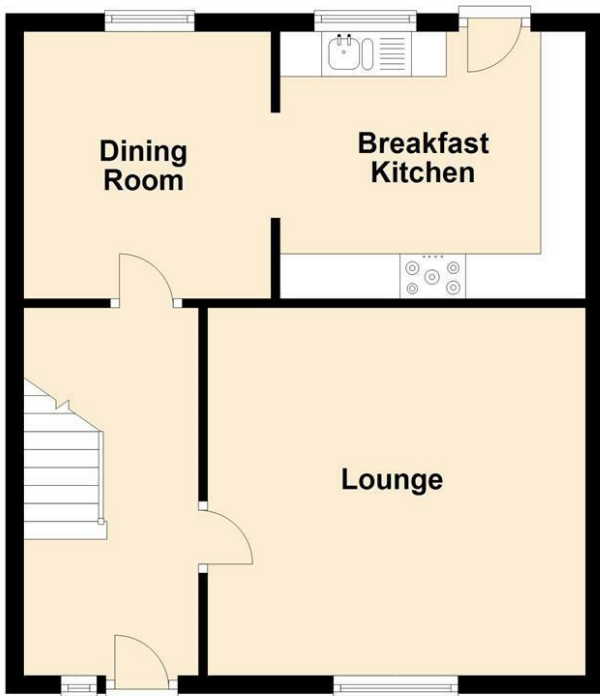
Proof Of Funds

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) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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

5 Denbigh Street
Llanrwst
Conwy
LL26 0LL

Tel: 01492 642551
Email: enq@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

