



## 59 Cae Tyddyn

Llanrwst LL26 0BL

£149,950

An well presented 2 bedroom inner terrace house benefiting from uPVC double glazing and gas fired central heating.

Located within level walking distance of the town centre with garden to front and rear, central heating and double glazing.

Affording: Entrance hall; living room; dining kitchen; utility room; 2 bedrooms and bathroom.

Ideal First Time Buy.

Viewing Highly Recommended.



Tel: 01492 642551  
<https://www.iwanmwilliams.co.uk>







## Location

The Accommodation Affords:  
Approximate Measurements Only

Ground Floor Entrance Hall:  
uPVC double glazed front door; stairs leading up to first floor; cloak hooks.

Lounge:  
12'6" x 12'10" (3.83 x 3.93)  
uPVC double glazed window overlooking front; shelving; TV point; integrated cupboard with shelving; radiator; living flame style electric fireplace with tiled surround and hearth. Doorway leading through to:



Dining Room:  
9'5" x 5'10" (2.88 x 1.8)  
Radiator; understairs storage; frosted timber and glazed rear door leading through to:

Rear Entrance Porch:  
Space for dryer; shelving; rear door leading to garden.





#### Kitchen:

9'6" x 9'4" (2.91 x 2.87)

Fitted range of base and wall units; single drainer stainless steel sink; plumbing and space for washing machine; boiler; space for fridge and cooker; radiator; wall tiling; uPVC double glazed window overlooking garden.

#### First Floor:

##### Landing:

Access to roofspace.

##### Bedroom 1:

15'11" x 11'3" (4.86 x 3.43)

uPVC double glazed window overlooking front; radiator; built-in storage cupboard with shelving.

##### Bedroom 2:

11'0" x 9'6" (3.36 x 2.91)

uPVC double glazed window overlooking rear; shelving; radiator.



#### Bathroom:

5'10" x 5'0" (1.78 x 1.54)

Three piece suite comprising panelled bath with electric shower over; low level W.C; pedestal wash hand basin; frosted uPVC double glazed window; radiator.

#### Outside:

Slate seating area to front of the property; grassed lawn with stone border to rear with shed on concrete hardstanding; gate to rear access.

#### Services:

Mains water, electricity and drainage are connected to the property. Gas fired central heating.

#### Council Tax:

Council Tax Band B


#### 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)

#### 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.

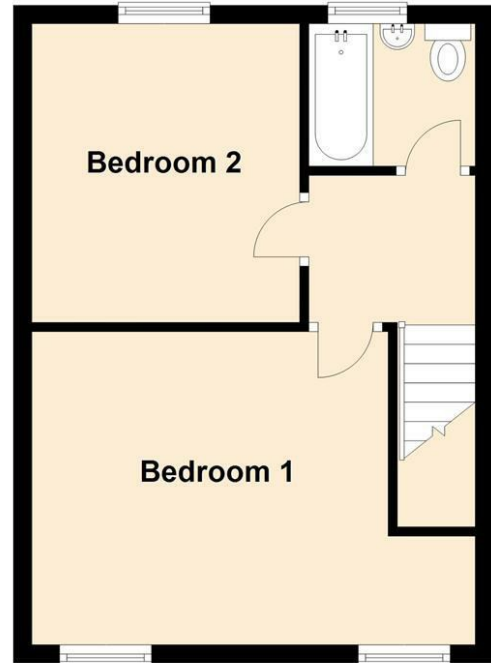


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>	<b>74</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 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](mailto:enq@iwanmwilliams.co.uk)  
Web: <https://www.iwanmwilliams.co.uk>

