



School House

Llanrwst LL26 0HP

£429,950

A stunning detached Grade II listed former School House in edge of town setting with garden, driveway and garage. Sympathetically renovated and upgraded by the present owners.

A beautifully presented character former School House in convenient and popular setting in the traditional market town of Llanrwst in the beautiful Conwy Valley.

This 'Chocolate Box' property has undergone extensive renovation and offers superb 3 bedroom accommodation comprising Entrance Porch, Reception Hall, Lounge, Large Dining Room, Kitchen, Utility Room, Cloakroom, Rear Sun Lounge, 2 Basement Rooms, 3 Bedrooms and Bathroom. Central heating throughout, attractive Mullion window surrounds, tarmacadam driveway and parking, side garage and large grassed garden. Rear level flagged sun terrace.

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.

The Accommodation Affords:

(Approximate measurements only)

Original Timber Front Door:

Leading to:

Integral Entrance Porch:

Tiled floor; small mullion side windows; 'Minton' style black and white tiled flooring; wall lights. Oak and glazed door leading to:

Reception Hall:

Column radiator; 'Minton' style black and white tiling; balustrade turn staircase leading off to first floor level with recess with glass display shelving. Doorway and stairs down to basement.

Lounge:

13'8" x 12'0" (4.18m x 3.68m)

Overlooking side and front elevation with mullion windows; TV point; wall lighting; shelved recess; slate and cast iron feature fireplace surround with slate hearth; column radiator.



Dining Room:

15'0" x 12'9" (4.59m x 3.9m)

Oak flooring; column radiator; feature inglenook style fireplace surround with slate hearth and timber lintel over; cast iron multi fuel stove; mullion style windows to front and rear elevation; beamed ceiling.



Kitchen:

9'1" x 12'0" (2.77m x 3.68m)

Fitted range of modern shaker style base and drawer units with granite worktops; two bowl 'Belfast' style sink with mixer tap; 'Smeg' cooking range with stainless steel canopy extractor above; concealed lighting; draw units; kickboard lighting; tiled floor; column radiator; integrated dishwasher; recessed glass shelving and store cupboard; window overlooking front; extractor fan; doorway leading through to:

Utility Room:

6'11" x 4'5" (2.12m x 1.37m)

Fitted shaker style base and wall units with granite worktops; space for fridge/freezer; inset spotlighting; integrated dryer and washer.

Cloakroom:

Attractive fully tiled walls; low level W.C; vanity wash basin with mirror above; small window to rear elevation.

Sun Lounge:

14'10" x 7'8" (4.54m x 2.35m)

Wide board oak flooring; aluminium bi-fold doors and windows to two elevations; part vaulted ceiling with inset velux window; inset spotlighting; TV point.



Doorway from Hallway:

Steps leading down to Basement Rooms.

Room 1:

11'6" x 12'3" (3.51m x 3.74m)

Sealed unit double glazed window; extractor fan; radiator.

Room 2:

8'6" x 11'1" (2.61m x 3.4m)

Double panelled radiator and outside venting.

First Floor

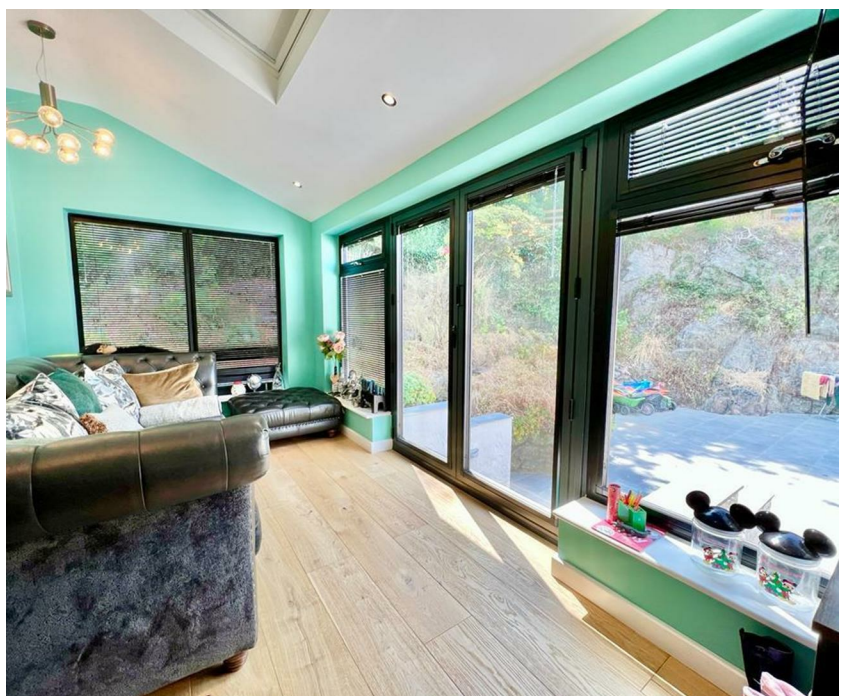
Landing:

Column radiator; access to roofspace. Built-in linen cupboard.

Bedroom 1:

13'6" x 12'0" (4.14m x 3.68m)

Twin aspect overlooking front and side elevation; fitted wardrobes with mirror fronted doors; vaulted ceiling; recessed shelving; column radiator.



Bedroom 2:

12'0" x 8'2" (3.67m x 2.49m)

Mullion window; column radiator; TV point.

Bedroom 3:

11'8" x 8'8" (3.58m x 2.65m)

Mullion window overlooking front; column radiator.

Outside:

The property occupies a large enclosed plot with gated entrance; tarmac driveway leading to attached single garage 4.15m x 3.51m - with timber doors, aluminium double glazed rear door and side window, power and light connected, wall mounted central heating boiler. The grounds are mainly grassed with shrubs and plants; flagged rear patio area; raised grassed garden enjoying open views.

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

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.

Council Tax:


Conwy County Borough Council - Band D.

Directions:

From the Agents office, proceed up Denbigh Street, turn right at the crossroads into Schoolbank Road, continue past the paying field on the right hand side and the property will be viewed a short distance on the right hand side.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



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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.

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