



3 Trefriw Terrace

Trefriw LL27 0JP

£149,950

A spacious semi detached 2 bedroom house set in large gardens with extensive views across the Conwy Valley. Located in a popular residential area on the outskirts of the village.

Traditional home retaining much of its charm and character but benefiting from gas fired central heating and uPVC double glazing.

Affording: Entrance hallway, front lounge, rear sitting and dining room with feature inglenook style fireplace, kitchen, covered rear entrance and outside store, bedroom 1, bedroom 2, shower room and separate W.C. Door on first floor level leads to outside garden.

Large terraced rear garden with variety of shrubs and plants, views across the Conwy Valley.



Tel: 01492 642551

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



Location

The Accommodation Affords:
(Approximate measurement only)

uPVC double glazed front door:
Leading to:

Reception Hall:
Radiator; cloak hooks; staircase leading off to first floor level.

Lounge:
12'2" x 11'0" (3.71m x 3.36m)
UPVC double glazed window; picture rail; views;
telephone point; radiator.

Dining/Sitting Room:
12'1" x 10'9" (3.69m x 3.29m)
Feature inglenook style fireplace surround with
multifuel stove; tiled hearth; alcove cupboard
housing gas central heating boiler; radiator;
uPVC double glazed window; picture rail.

Kitchen:
8'2" x 8'1" (2.51m x 2.48m)
Fitted base units with worktops; single drainer
sink; mixer tap; plumbing for automatic washing
machine; gas cooker point; space for fridge;
radiator; built-in shelved cupboards along one
wall; understairs storage cupboard; uPVC double
glazed rear door.



Covered Rear Entrance:

Access leading to outside store shed.

First Floor

Landing:

Access to roofspace. UPVC double glazed door at rear leading to split level garden patio area.

Rear W.C:

Low level suite; radiator; half tiled walls.

Shower Room:

Large shower cubicle; pedestal wash hand basin and radiator; wall tiling; uPVC double glazed window.

Bedroom 1:

12'7" x 11'4" (3.86m x 3.46m)

uPVC double glazed window overlooking front enjoying extensive views; radiator; range of wardrobes with louvre doors.

Bedroom 2:

10'3" x 9'3" (3.14m x 2.82m)

Radiator; range of built-in storage cupboards and wardrobes; uPVC double glazed window to rear.

Outside:

The property commands a large plot with large terrace garden to rear mainly grassed with shrubs and plants; outside seating areas and garden shed; views extending across the valley. To the front there is a small raised garden area with variety of shrubs and plants. Walk way from front leading to rear of the property.

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 C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	63	84
(81-91) B		
(69-80) C		
(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.

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 or 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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