



Minffordd Abergele Road

Llanrwst LL26 0NG

£295,000

A beautifully presented 3 bedroom semi-detached family home located in a quiet and popular residential area on the outskirts of Llanrwst.

The property enjoys open views to front and rear, benefits from uPVC double glazing and central heating and retains original character feature throughout. Briefly affording reception hall, living room, rear sitting/dining room, rear timber and glazed entrance porch, kitchen, 3 bedrooms, bathroom, garden to front and rear. Viewing Recommended.



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



Location

Situated within 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)

Covered Front Entrance:

Tiled floor; uPVC double glazed front door and windows leading to:

Reception Hall:

Turn balustrade staircase leading off to first floor level; radiator; laminated timber effect flooring; under-stairs storage cupboard; uPVC double glazed window overlooking rear; picture rail.

Lounge:

12'2" x 12'0" plus bay (3.72m x 3.66m plus bay)
uPVC double glazed bay window overlooking front with open aspect and views; radiator; picture rail; feature fireplace with side plinths; coal effect gas fire; marble hearth; TV point; laminated timber effect flooring.; wall light points.

Dining/Sitting Room:

12'0" x 12'9" (3.67m x 3.91m)
Feature 'Adam' style fireplace surround with coal effect gas fire; picture rail; original built-in cupboard into alcove recess; double panelled radiator; laminated timber effect flooring; views to rear elevation.

15 unit glazed door leading from hallway to:



Kitchen:

16'1" x 8'6" (4.91m x 2.6m)

Tiled floor; fitted range of base and wall cupboards with complimentary worktops; 1 1/2 bowl single drainer sink with mixer tap; plumbing for automatic washing machine and dishwasher; split level double oven and grill; four ring gas hob with canopy stainless steel extractor above; wine rack; uPVC double glazed window overlooking rear; space for fridge and freezer; radiator; uPVC double glazed door leading through to:

Rear Timber and Glazed Porch/ Sun Porch:

7'1" x 7'6" (2.16m x 2.31m)

Space for dryer; built-in shelved cupboard for storage; tiled floor; timber and glazed windows and door leading to outside.

First Floor

Landing:

uPVC double glazed window overlooking side; picture rail; access to roof space.

Bedroom 1:

12'11" x 9'0" plus (3.96m x 2.76m plus)

range of wardrobes along 1 wall with sliding doors and floor to ceiling mirror; uPVC double glazed window overlooking rear with views over farmland down the Conwy Valley; picture rail; double panelled radiator.

Bedroom 2:

12'3" x 10'11" (3.74m x 3.34m)

uPVC double glazed window overlooking front enjoying extensive views across and down the valley; double panelled radiator; picture rail.

Bedroom 3:

8'2" x 8'0" (2.49m x 2.46m)

uPVC double glazed window overlooking front enjoying views; double panelled radiator.

Bathroom:

8'6" x 7'10" (2.6m x 2.4m)

Fitted modern bathroom, 3 piece suite comprising 'L' shaped bath with shower screen, mixer shower above, vanity wash basin, concealed cistern WC; built-in linen cupboard housing 'Worcester' combi-boiler for central heating system; fully tiled walls; extractor fan; ladder style heated towel rail.

Outside:

The property commands a good size plot with ample parking across the access lane for several vehicles, also attached single car garage with up and over door and side access, concrete hard standing in front for parking, power and light to the garage. Side access leading to enclosed rear garden, mainly grassed with outside flagged patio area, timber garden shed and greenhouse.

Services:

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

Council Tax:

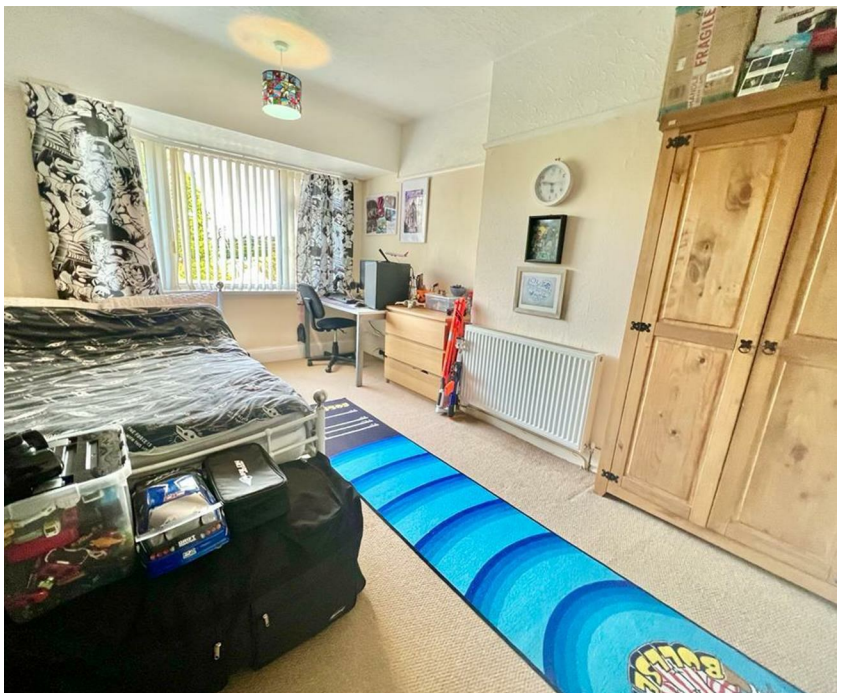
Band 'D' - Conwy County Borough Council

Viewing Llanrwst

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

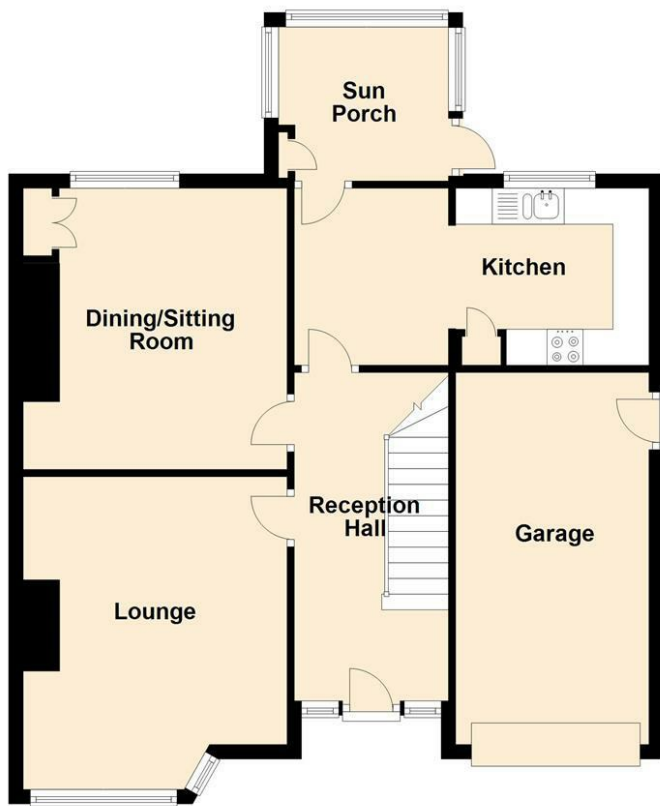
Proof Of Funds

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.

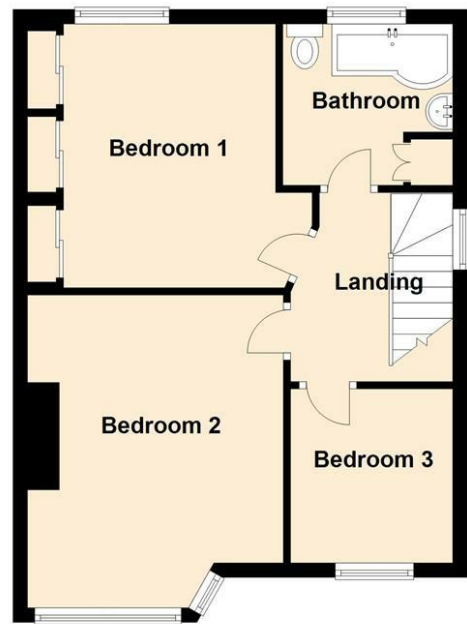


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 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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