



Plas Cwta

Llanrwst LL26 0YN

£320,000

A well presented detached stone cottage set in an elevated rural setting within the Conwy Valley enjoying extensive views.

Plas Cwta is a holiday let premises with established business situated in the Conwy Valley. Offering 2 bedroom accommodation with the benefit of LPG central heating and double glazing. Affording entrance hall, lounge, dining kitchen, bedroom 1 with en-suite shower room, bedroom 2, bathroom. Grassed gardens and decked seating area, driveway parking.

Please note the current planning is for holiday let purposes only.



Tel: 01492 642551

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





Location

Accommodation:

The accommodation affords: (approximate measurements only)

Entrance Hall:

Composite double glazed front door; slate tile floor; built in storage/broom cupboard; radiator.

Lounge:

15'11" x 9'4" (4.87m x 2.86m)

Slate flooring; feature stone fireplace with cast iron multi-fuel stove; radiator; timber front door; double glazed windows with views; skylight window; double panelled radiator.

Dining Kitchen:

15'2" x 9'7" (4.63m x 2.94m)

Kitchen with fitted base and wall cupboards with timber worktop; stainless steel over; four plate ceramic hob; stainless steel extractor; radiator; plumbing for automatic washing machine; 'Belfast' style sink; stable rear door; sash sealed unit double glazed window; skylight; radiator; built-in 'Baxi' boiler for central heating and hot water. Dining area with feature fireplace.

Bedroom 1:

12'1" x 14'2" (3.7m x 4.32m)

Sealed unit double glazed window to side elevation; slate flooring; radiator.



En-suite Shower Room:

Shower; pedestal wash hand basin; low level WC; extractor fan.

Bedroom 2:

12'1" x 10'5" (3.7m x 3.18m)

Sealed unit double glazed window; radiator; slate flooring.

Bathroom:

7'6" x 7'10" (2.3m x 2.4m)

Four piece suite comprising freestanding roll top bath, corner shower enclosure, pedestal wash hand basin, low level WC; floor tiling; fully tiled walls; heated towel rail.

Outside:

Property is set in level grassed gardens to front and side, raised decking with views over the valley, driveway with turning area and hard standing for parking.

Services:

Mains electricity connected to the property. Joint water supply (please note that the new owner will be responsible for new water supply by way of a bore hole or similar). LPG central heating and septic tank drainage.

Viewing Llanrwst

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

Council Tax

Conwy County Borough Council - Business rates - to be confirmed


Directions:

From Llanrwst continue for approximately 4 miles, turn right at the camp site at Penrhiw, follow the steep incline up a single track road for approximately 1 mile and the property will be viewed 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		
(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	

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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