



Perhwylfa Cae Llan

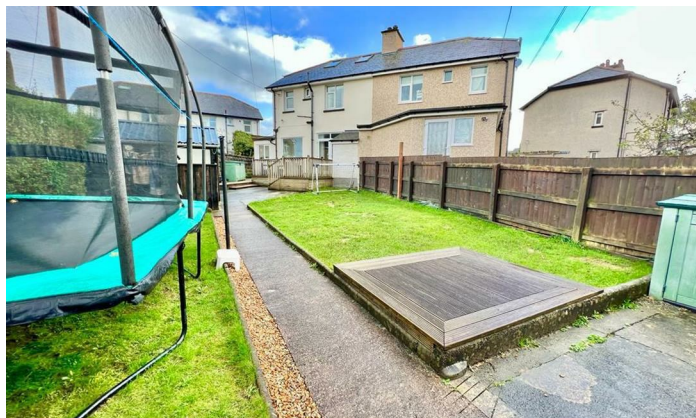
Llanrwst LL26 0DH

£269,950

A beautifully presented re-modelled extended and re-furnished family home occupying spacious corner plot in popular setting.

VIEWING HIGHLY RECOMMENDED.

Spacious family home with benefit of central heating, double glazing, modern kitchen and bathroom. Sizeable corner plot in cul-de-sac with large front and rear gardens, rear access with potential for further parking or re-building of existing garage. Affording entrance vestibule, reception hall, lounge, large dining kitchen, landing, bedroom 1, bedroom 2, bedroom 3, bathroom, attic converted room. Rear raised decking, grassed garden and outhouses.



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.

Accommodation:

The accommodation affords: (approximate measurements only)

Enclosed Front Entrance Vestibule:

Curved uPVC double glazed doors and windows; further uPVC double glazed door and window leading through to:

Reception Hall:

Balustrade staircase leading off to first floor level; original Minton style tiled floor; radiator; under stairs storage cupboard.

Lounge:

13'1" x 11'7" (4m x 3.55m)

uPVC double glazed bay window overlooking front; double panelled radiator; picture rail; feature recess fireplace with oak lintel over and tiled hearth; TV point; oak and bevelled glass door leading through to:



Large Dining Kitchen:

20'2" x 10'7" reducing to 6'0" (6.16m x 3.25m reducing to 1.83m)

Wrap Around Kitchen Area:

4'7" x 13'1" (1.41m x 4m)

Kitchen with fitted range of base and wall units with complimentary worktops; plumbing for automatic washing machine; single drainer sink; integrated stainless steel oven; four plate ceramic hob and stainless steel and glass extractor above; double panelled radiator; uPVC double glazed window overlooking rear; built-in cupboard housing 'Gloworm' wall mounted combi central heating boiler; uPVC double glazed rear door; inset spotlighting; tall cupboard; built-in cupboard with large uPVC double glazed window overlooking rear of property enjoying open aspect and views; integrated fridge freezer.



Dining Room:

Double panelled radiator; uPVC double glazed full height french windows leading onto rear decking and garden; picture rail; telephone and TV point.

First Floor

Landing:

Small UPVC double glazed window overlooking gable wall; bespoke turn balustrade staircase leading off to attic converted room.

Bedroom 1:

11'10" x 11'0" (3.62m x 3.36m)

uPVC double glazed window overlooking front with open aspect and views; radiator; picture rail.



Bedroom 2:

8'6" + wardrobe x 10'9" (2.61m + wardrobe x 3.29m)

Fitted range of wardrobes along one wall with floor to ceiling sliding timber effect doors; radiator; uPVC double glazed window; picture rail.



Bedroom 3:

8'7" x 7'10" (2.64m x 2.41m)

Picture rail; radiator; uPVC double glazed window overlooking front.

Bathroom:

6'0" x 8'10" (1.85m x 2.7m)

'P' shaped bath with curved screen and shower above; pedestal wash hand basin; low level WC; full height chrome ladder style heated towel rail; fully tiled walls; uPVC double glazed window; inset spotlighting; Karndean floor finishing.

From landing a bespoke turn staircase leading off to:

Outside:

The property benefits from driveway parking to front of the property, large rear garden with decking area, rear access, two outbuildings/shed and single car garage, outside W.C.

Impressive Converted Attic Room:

12'11" x 11'8" (3.95m x 3.58m)

2 Velux double glazed windows overlooking rear enjoying views towards the hillsides and the Crafnant Valley; range of eaves storage cupboards to either side; inset spotlighting; built-in wardrobe.

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

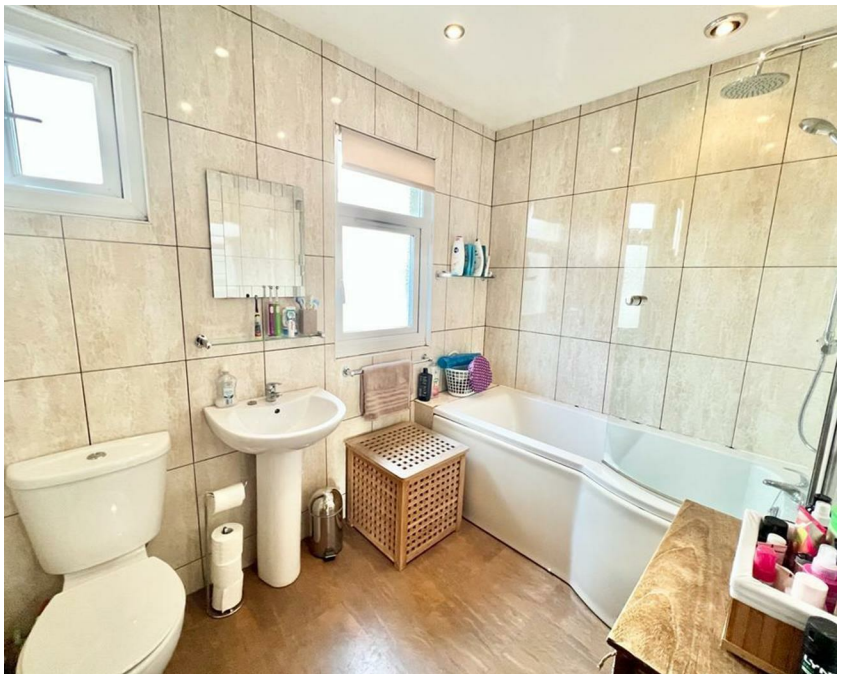
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current 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.

Services:

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



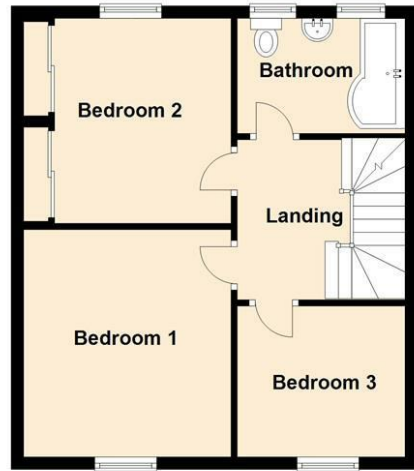


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

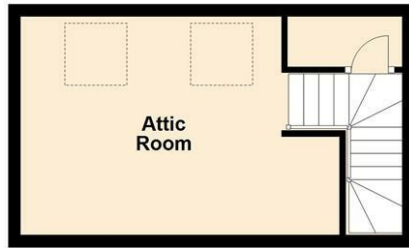
Ground Floor



First Floor



Second 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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