



Apt 5, Trem Yr Orsedd

Llanrwst LL26 0ER

£120,000

A spacious 2 bedroom purpose built modern apartment in a block of 8 similar units in convenient Town centre setting enjoying extensive views.

Located on first floor to take advantage of views overlooking river, park and surrounding woodland. Shared large garage on ground floor with automatic doors, uPVC double glazing and night storage heating.

Affording communal entrance, reception hall, lounge, dining kitchen, bedroom 1, bedroom 2, bathroom. The property is located within level walking distance of Town centre and shops. Leasehold - remainder of 125 year term.



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)

Ground Floor

Communal Entrance Hallway:

Side door leading to:

Shared Garage (no 5 & no 7):

Space for 4 cars in total (2 cars each). Each apartment has also a lock store within the garage. Automatic door. Power and light connected. Visitor parking out to front.

Stairs leading up to first floor level:

Reception Hall:

Intercom door release system; built-in cylinder cupboard.

Lounge:

14'5" x 13'5" (4.4m x 4.1m)

Dual aspect with uPVC double glazed windows overlooking front with views and side window enjoying a sunny southerly aspect; night storage heater; TV point.

Dining Kitchen:

10'5" 9'8" (3.2m 2.95m)

Fitted range of base and wall units with complimentary worktops; 1 1/2 bowl single drainer sink with mixer tap; integrated oven; four plate ceramic hob and canopy stainless steel extractor above; wall tiling; plumbing for washer/dryer; night storage heater; uPVC double glazed window overlooking rear.

Bedroom 1:

14'5" x 10'9" (4.4m x 3.3m)

uPVC double glazed window overlooking front with views; night storage heater.

Bedroom 2:

10'5" x 9'10" (3.2m x 3m)

uPVC double glazed window overlooking rear; night storage heater.

Bathroom:

6'10" x 6'3" (2.1m x 1.92m)

3 piece suite comprising panelled bath with shower above, shower screen, pedestal wash hand basin, low level WC; heated towel rail; wall tiling; uPVC double glazed side window.

Services:

Mains water, electricity and drainage are connected to the property. Night storage heater.

Council Tax Band:

Band 'C' - Conwy County Borough Council

Tenure:

Leasehold - remainder of 125 year lease. 1/8 share of management charges. Please ask agent for more details regarding the lease terms etc.

Directions:

Property is located just off Conwy Terrace overlooking the A470 and Llanrwst Bridge.



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 77 |
| (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 |

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 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.

Iwan M Williams Estate Agents

5 Denbigh Street
Llanrwst
Conwy
LL26 0LL

Tel: 01492 642551
Email: enq@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

