



46 George Street

Llanrwst LL26 0DP

£195,000

A spacious, well presented character home with large rear courtyard and garden in a convenient location for walking to the town centre.

Viewing recommended.

Situated on the level, benefiting from a larger than average garden comprising enclosed grassed area, vegetable plot, rear courtyard with outside store sheds and rear parking. Extended and remodelled to include semi-glazed kitchen extension and converted attic room. Feature stone fireplace with log burning stove and original timberwork throughout. Affording entrance hall, lounge, sitting/dining room, kitchen, landing, large bathroom, bedroom 1, bedroom 2, large converted attic room. Central heating and double glazing.



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)

Entrance Hall:

uPVC double glazed front door; coving; staircase leading off to first floor level.

Lounge:

11'5" x 11'3" (3.48m x 3.45m)

Timber and tiled fireplace surround with cast iron log burning stove; bay window overlooking front of property; picture rail; TV point.

Rear Dining/Sitting Room:

11'9" x 11'5" (3.59m x 3.48m)

Feature large inglenook style fireplace housing multi-fuel stove; timber flooring; alcove recess shelving; double panelled radiator; under-stairs storage cupboard.

Kitchen:

15'8" x 8'8" (4.78m x 2.66m)

Fitted range of base and wall units with wood effect worktops; single drainer sink with mixer tap; plumbing for automatic washing machine; integrated double oven and ceramic hob above; canopy stainless steel extractor; uPVC double glazed window to rear; breakfast bar; space for fridge freezer; tall cupboard; uPVC double glazed door and window to rear; poly-carbonate roof.



First Floor

Spacious Landing:

Further timber stairs leading up to attic converted room.
radiator.

Bedroom 1:

14'11" x 11'4" (4.57m x 3.47m)

uPVC double glazed window overlooking front; radiator.

Bedroom 2:

10'11" x 8'11" (3.35m x 2.74m)

Radiator; uPVC double glazed window overlooking rear;
slate former fireplace surround.

Bathroom:

7'10" x 8'9" (2.39m x 2.68m)

'P' shaped panelled bath with shower above; shower
screen; pedestal wash hand basin; low level WC; double
panelled radiator; wall mounted Ideal central heating and
hot water boiler; double panelled radiator; fully tiled walls;
shaver and light point.

Attic Room (currently used as bedroom):

14'11" x 9'10" (4.56m x 3m)

2 Velux double glazed windows to rear; eaves storage
cupboards.

Outside:

The property has a spacious rear garden extending along
the adjoining property and has walled boundary with
grassed garden area and raised vegetable plot. To the
immediate rear of the property there is vehicular access
with parking and flagged courtyard area with outside
water and lights. Block built workshop/store and dog pen
or second store shed.

Services:

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

Council Tax:

Band 'B' - 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

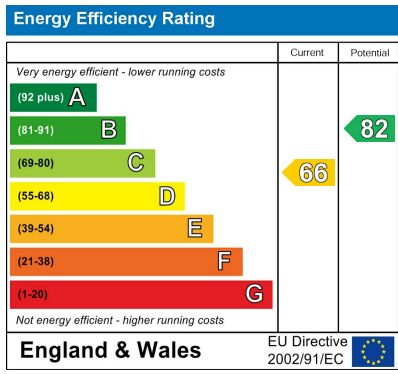
Proof Of Funds

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.

Directions:

From the Square in Llanrwst proceed in the direction of
Llandudno along the A470, turn right into George Street
immediately after Meadowsweet Hotel and No 46 can be
viewed on the left hand side.





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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