



## Fron View 30 Watling Street

Llanrwst LL26 0LS

£229,000

An immaculately presented, recently refurbished 3 bedroom maisonette in central location convenient for shops and local services. Benefiting from a newly renovated ground floor apartment below.

Viewing recommended.

Spacious accommodation affording ground floor entrance hallway, staircase leading to first floor hallway, dining kitchen, large lounge, bathroom; second floor landing, 3 bedrooms. Rear external staircase and small balcony. Ground floor apartment.



Tel: 01492 642551

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

  
**IWAN M WILLIAMS**  
ESTATE AGENTS • GWERTHWYR TAI



## 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.

The Accommodation Affords  
(approximate measurements only):

Ground floor Entrance & Vestibule:  
Staircase leading off to first floor landing.

First Floor Reception Hall:  
Further staircase leading off to second floor level; dado rail; double panelled radiator.

Living Room:  
16'0" x 11'5" (4.9m x 3.48m)  
Slate 'Adam' style fireplace surround, coal effect gas fire; uPVC double glazed sash bay window overlooking front of property; double panelled radiator; TV point; coved ceiling and dado rail.

Dining Kitchen:  
17'8" x 9'6" (5.4m x 2.9m)  
Fitted range of base and wall units in cream gloss with timber effect worktops; single drainer stainless steel sink with mixer tap; integrated dishwasher; stainless steel double oven, four ring gas hob, stainless steel canopy extractor hood above. Tiled surrounds; glazed display unit and wine rack; tiled floor; double panelled radiator. uPVC double glazed rear door leading onto small balcony and staircase leading down to courtyard below. Inset spotlighting; integral washing machine and dryer. Ideal central heating boiler in tall cupboard.

Bathroom:  
Four piece suite comprising raised corner bath with mixer tap, pedestal wash hand basin, low level WC and corner shower enclosure with mains shower. Built-in linen cupboard; timber panelled ceiling with inset spotlighting; double panelled radiator; uPVC double glazed window overlooking rear; fully tiled walls; chrome ladder style heated towel rail.

SECOND FLOOR



**Spacious Landing:**

UPVC double glazed window overlooking front with views; double panelled radiator; access to roof space.

**Bedroom No 1:**

15'3" x 8'10" (4.67m x 2.7m)

uPVC double glazed sash window overlooking front; dado rail.

**Bedroom No 2:**

10'10" x 9'10" (3.31m x 3m)

uPVC double glazed sash window with views overlooking rear.

**Bedroom No 3:**

11'7" x 6'9" (3.54m x 2.06m)

Double panelled radiator; uPVC double glazed sash window overlooking front of property.

**Converted Attic Room:**

Drop down timber ladder. Fully boarded, lights connected.

**Outside:**

Small balcony area with rear external staircase leading to outside access.

**GROUND FLOOR FLAT**

Rear Access

**Entrance Hallway:**

Fitted base and wall units; radiator; coved ceiling; airing cupboard with slatted shelving; tile effect flooring.

**Kitchen:**

9'2" x 6'9" (2.81m x 2.07m)

Fitted range of base and wall units with complementary worktops; single drainer stainless steel sink with mixer tap; double panelled radiator; space for fridge freezer; four ring gas hob with filter extractor hood above; integrated electric oven; plumbing for automatic washing machine; fitted wine rack; central heating and hot water boiler. uPVC double glazed sash window.

**Shower Room:**

Three piece suite comprising corner shower enclosure with electric shower, low level WC and pedestal wash hand basin; uPVC double glazed sash window overlooking side elevation; shelving; wall mounted mirror; heated ladder style towel rail and extractor fan.

**Bedroom No 1:**

13'6" x 7'11" (4.13m x 2.43m)

uPVC double glazed sash window; fitted wardrobe; radiator; TV point; timber effect flooring.

**Lounge:**

12'0" x 10'3" (3.68m x 3.13m)

uPVC double glazed box bay sash window overlooking front elevation; coved ceiling and timber effect flooring.

**Services:**

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

**Council Tax Band:**

Conwy County Borough Council tax band C.

**Viewing:**

By appointment through the agents, Iwan M Williams, 5 Denbigh Street, Llanrwst, LL26 0LL, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)

**Proof of Identity:**

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Ground Floor Apartment**



**First Floor**



**Second Floor**



**Attic Room**



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 option 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>

