



## 4 The Old Brewery

Llanrwst LL26 0ES

£159,950

A spacious, well appointed 2 bedroom self contained apartment forming part of a historic brewery premises.

Occupying a delightful and select setting just off the town centre, close to all amenities with the benefit of its own parking space. First floor accommodation with small balcony to front and rear enjoying views. Affording: Reception hall, open plan living area with dining and kitchen space, 2 double bedrooms, bathroom. Central heating, vaulted timber clad ceiling giving light and airy feel. Viewing Recommended.



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<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.

The Accommodation Affords:  
(Approximate measurements only)

External timber staircase leads up to:

First Floor Level:

Small front balcony; timber and glazed door leading to:

Reception Hall:

Built-in cupboard with worktop over and housing washer dryer. Built-in storage cupboard with inset lighting.

Open Plan Living Area:

26'11" x 18'8" (8.2 x 5.7)

Vaulted ceiling.

Lounge:

Skylight windows; built-in shelving and cupboards at low level; TV point; timber and glazed windows overlooking front with slate sills; views to hillsides; radiator; mock timber fireplace surround.

Dining Area:

Radiator; built-in cupboard housing cylinder; window overlooking front with views; slate sill.





#### Kitchen:

Fitted base units; single drainer sink; built-in oven with four plate ceramic hob and canopy filter extractor above; space and plumbing for dishwasher and fridge; peninsular breakfast bar subdividing from dining area.

#### Rear Hallway:

Radiator.

#### Bedroom 1:

16'5" x 13'11" (5 x 4.24)

Built-in wardrobe; timber and glazed door leading onto rear steel fire escape and balcony area overlooking rear courtyard garden; double panelled radiator.

#### Bedroom 2:

12'4" x 11'5" (3.76 x 3.49)

Window overlooking side with open views; double panelled radiator; built-in wardrobe.

#### Bathroom:

Three piece suite comprising panelled bath with tiled surrounds; pedestal wash hand basin; low level W.C; chrome heated towel rail.

#### Outside:

The property has a single car parking area; small front and rear balcony area; communal use of the rear courtyard area.

#### Services:

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

#### Tenure:

Leasehold - We understand the remainder of 999 years lease. There is a management company and one would be buying into the 1/5th share of the freehold.

#### Directions:

Proceed from the town centre towards Llandudno, turn left by the Snowdonia Antiques, into Willow Street and the Old Brewery is located on the right hand side - Number 4 is located at first floor level.

#### Viewing:

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

#### Proof of ID:


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.

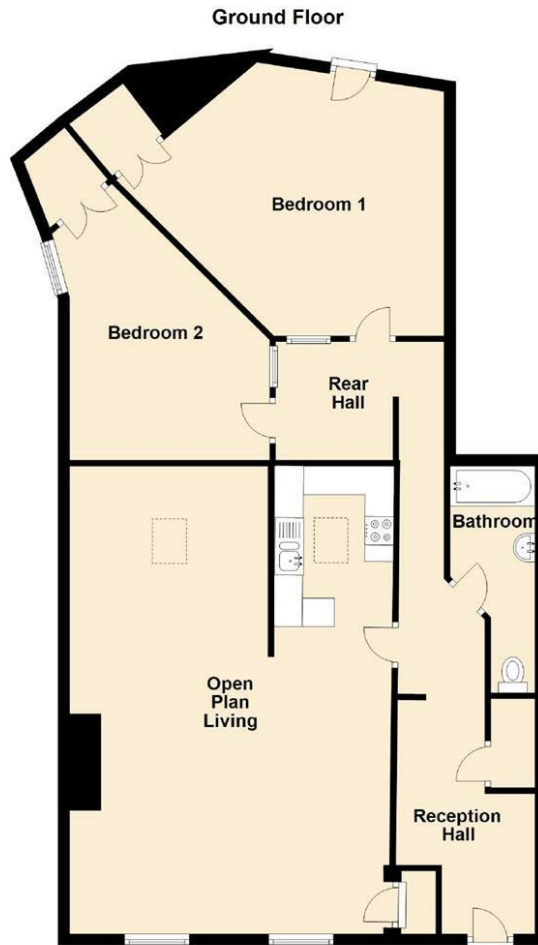
#### Agents Note

Please note the The Old Brewery Management Co comprises of 5 apartments of which each is a "Shareholder"

Currently there is an ongoing dispute resulting in for shareholders sharing the cost of the maintenance. Once the situation is resolved this will revert 1/5 share maintenance. Furthermore there is NO flooding insurance available for the block - however flooding does not affect the first floor level. Flooding has only occurred once in the last 20 year.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		77	79
(69-80) <b>C</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			
England & Wales		EU Directive 2002/91/EC	



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Plan produced using PlanUp.

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## Iwan M Williams Estate Agents

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