



Redwood Abergele Road

Llanrwst LL26 0NG

£149,950

A spacious 2 bedroom inner terrace home located within close proximity of the town centre for all local amenities. Viewing recommended.

The property occupies a slightly elevated position from the town centre close to local doctor's surgery, railway station and shops.

Benefiting from uPVC double glazing and gas fired central heating.

Briefly affording: Entrance hall, lounge, dining room, kitchen, 2 double bedrooms, shower room and attic converted room. Rear yard.

The property is ideally suited for first time buyers and would make a lovely first time home.



Tel: 01492 642551

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





Location

The Accommodation Affords:
(Approximate measurement only)

uPVC double glazed double glazed front door:

Leading to:

Entrance Hall:

Staircase leading of to first floor level; radiator; coved ceiling.

Dining Room:

10'8" x 11'11" (3.27m x 3.65m)

Radiator; uPVC double glazed door leading to rear; understairs storage cupboard; display recess. Archway leading to:

Utility Room:

8'2" x 4'11" (2.5m x 1.52m)

Worktop with space and plumbing for washing machine below; wall shelving; poly carbonate roof; uPVC double glazed door leading through to sizeable rear courtyard garden.

Lounge:

11'1" x 9'10" (3.4m x 3m)

uPVC double glazed bay window overlooking front; radiator; feature fireplace surround with electric coal effect fire; TV point; coving.



Kitchen:

7'10" x 7'8" (2.39m x 2.35m)

Fitted base and wall units with complementary worktops; gas cooker point; filter extractor above; single drainer sink with mixer tap; plumbing and space for dishwasher; space for fridge freezer; wall mounted 'Baxi' central heating boiler; wall and floor tiling; electric meters.

First Floor

Spacious Landing:

Radiator; timber staircase leading up to attic converted room.

Shower Room:

7'9" x 7'11" (2.37m x 2.42m)

Large shower enclosure; pedestal wash hand basin; low level W.C; wall tiling; radiator; uPVC double glazed window to rear; medicine cabinet; inset spotlighting.

Bedroom 1:

11'5" x 13'8" (3.49m x 4.19m)

Radiator; uPVC double glazed windows overlooking front enjoying open aspect and views.

Bedroom 2:

12'1" x 8'4" (3.7m x 2.56m)

Radiator; uPVC double glazed window overlooking rear; cast iron fireplace surround.

Attic Room:

12'3" x 10'11" (3.74m x 3.35m)

Built-in storage cupboards and wardrobes; sky light window; power and light connected.

Outside:

The property has good size enclosed rear yard. Small forecourt garden to front; outside lighting; outside W.C with low level suite and water tap. Store shed.

Viewing Llanrwst

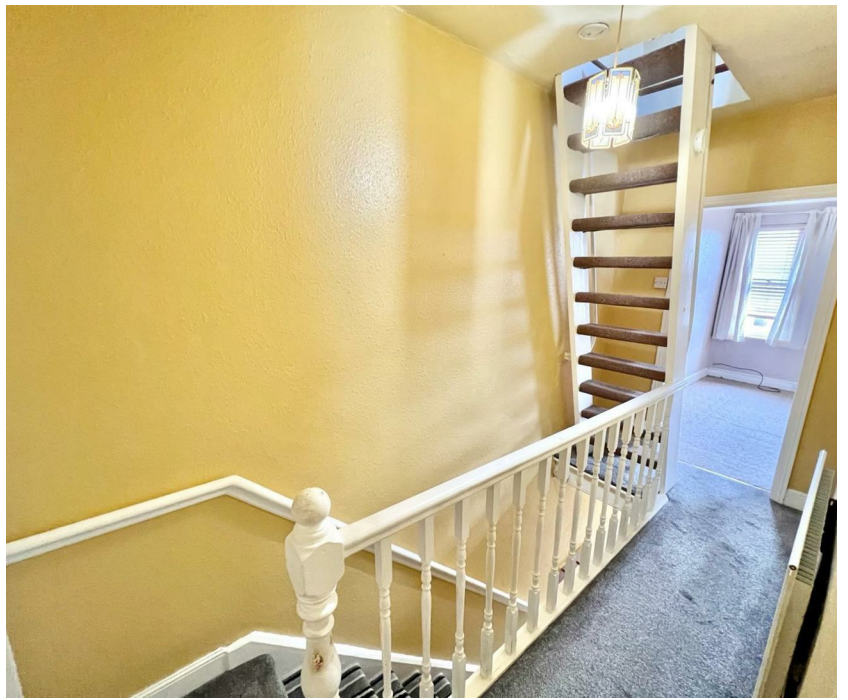
By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk


Proof Of Funds

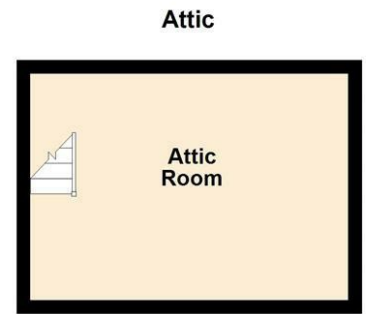
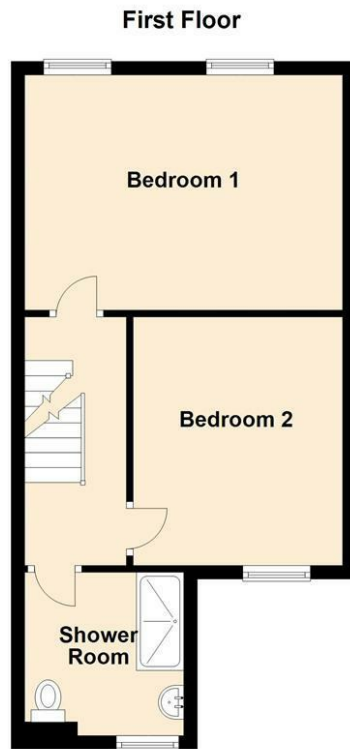
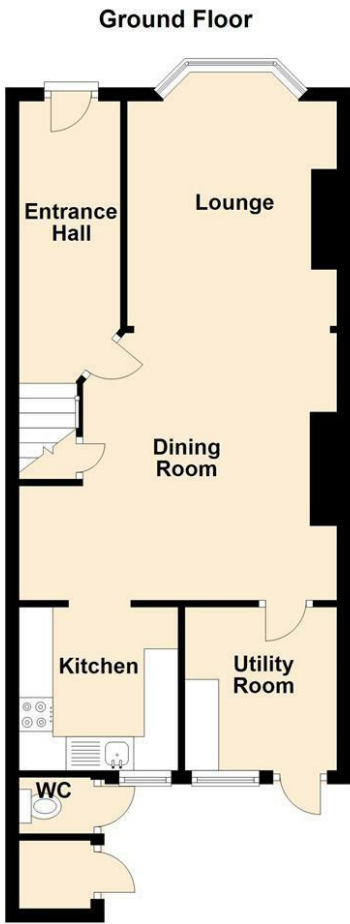
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Council Tax:

Conwy County Borough Council - Band B.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



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