



## 42 Cae Person

Llanrwst Conwy LL26 0HT

£179,950

A well presented 3 bedroom end terrace house with garden to front and rear, twin car garage.

Popular residential area on the outskirts of town convenient for all local amenities.

An extended 3 bedroom house offering spacious accommodation with the benefit of uPVC double glazing and gas fired central heating. Affording - Covered entrance; hallway; shower room;; lounge with log burning stove and french windows onto rear garden; rear entrance lobby; breakfast / dining room; kitchen; landing; Bedroom 1 with fitted wardrobes; Bedroom 2; Bedroom 3; Bathroom.

Convenient for local school, leisure centre and within level walking distance of shops and railway station.



Tel: 01492 642551  
<https://www.iwanmwilliams.co.uk>





## Location

The Accommodation Affords  
(approximate measurement)

Covered front entrance with timber and glazed front door leading to reception hall; radiator; staircase leading off to first floor level.

### Lounge

17'0" x 11'4" (5.2m x 3.46m)

Feature inglenook fireplace surround with log burning stove; slate hearth; Tv point; laminated floor; wall lights; double rail radiator; uPVC french doors leading onto rear garden. Oak and glazed doors leading off.

Rear entrance lobby with radiator; uPVC double glazed rear door and window; understair storage cupboard;

### Shower Room

6'1" x 6'1" (1.87m x 1.87m)

Corner shower enclosure; pedestal wash hand basin; low level W.C; chrome heated towel rail; half tiled walls. Oak and glaze door leading to breakfast / dining room.

### Breakfast / Dining Room

9'8" x 8'2" (2.96m x 2.51m)

Upvc double glazed window overlooking front; electric meter cupboard; telephone point;



## Breakfast / Kitchen

18'1" x 6'1" (5.52m x 1.87m)

Fitted range of base and wall units with complementary worktops; one and half bowl sink with mixer tap; integrated oven; ceramic hob and stainless steel canopy / extractor; plumbing for automatic washing machine; uPVC double glazed window overlooking rear of property; space for fridge freezer ; breakfast bar with radiator below; uPVC double glazed outer door leading to front of property.

## First Floor

Landing uPVC double glazed window access to roof space.

## Bedroom 1

12'0" x 9'6" (3.66m x 2.9m)

Range of wardrobes along one wall and one cupboard housing Worcester combi boiler for central heating and hot water with louvre doors; radiator; uPVC double glazed window to front front elevation.

## Bedroom 2

14'1" x 7'9" (4.31m x 2.38m)

Radiator; uPVC double glazed window overlooking rear; with open aspect and views;

## Bedroom 3

8'5" x 8'0" (2.58m x 2.44m)

Radiator; uPVC double glazed window to front;

## Bathroom

8'4" x 7'11" (2.55m x 2.42m)

Panel bath ; pedestal handwash basin; low level W.C; laminated timber effect floor; uPVC double glazed window; double panelled radiator.

## Outside

The property has good sized gardens to front and rear; grass front gardens with borders; side access leading to large flagged garden area with outside store shed ; outside lighting; twin garages with up and over door; rear access.

## Services

Mains Water; electricity; gas and drainage connected to property.

## Viewing Llanrwst

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

## Council Tax Band

C


## Directions

Proceed from Agents Office up Denbigh Street . turn right at the crossroads into School Bank Road and continue pass the school playing field on the right; bear left into Cae Person and the property will be viewed a short distance on the right hand side.

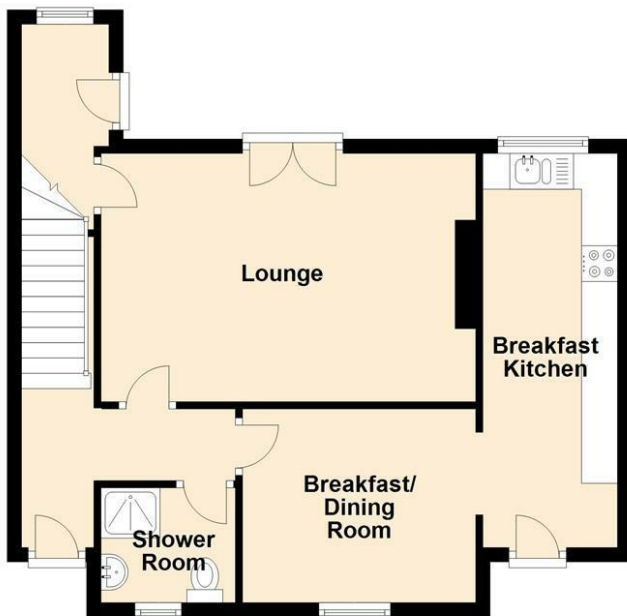
## Proof Of Funds

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(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 

### Ground Floor



### First Floor



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 opinion must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

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