



# 1 John Street

Llanrwst LL26 0DR

£172,500

This substantial 2 bedroom cottage retains original character features throughout. The accommodation is arranged over 2 floors & has a substantial rear outrigger & also rear courtyard, outside store shed & garden area.

Viewing Highly Recommended.

Briefly affording: Entrance Hall; 2 Reception Rooms; Dining / Kitchen; 2 Double Bedrooms; Large Bathroom; Converted Attic for storage; Gas fired central heating and uPVC double glazing.

Ideal first time or investment purchase.



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







## Location

Situated within level walking distance of all shops; train 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:  
Approximately Measurements only

UPVC Double Glazed Front Door:  
Leading to :

### Reception Hall:

With radiator; covered ceiling; uPVC double glazed window looking side of property; dado rail; cloak hooks; pine doors leading off.

### Living Room

9'10" x 9'9" (3m x 2.98m)

Large walk-in Bay window overlooking front with uPVC double glazed window. picture rail; laminated effect floor; coving; telephone points.

From Reception Hall to:

### Sitting Room

13'11" x 12'10" (4.25m x 3.92m)

Feature inglenook style fireplace surround with cast iron multi fuel stove on slate hearth; picture rail; built-in cupboard to recessed alcove and shelving; uPVC double glazed window overlooking rear.

### Balustrade and Spindle Staircase

Leading off to first floor level; double panelled radiator; pine door leading through to:





## Breakfast / Kitchen

7'7" x 13'0" (2.33m x 3.98)

Fitted range of base and wall cupboards with complimentary work tops; 1.5 bowl sink with mixer tap; stainless steel built in double oven; four ring gas hob and canopy stainless steel extractor above; double panelled radiator; uPVC double glazed windows and door to rear; built-in electric meter cupboard; tiled floor.

## First Floor Level:

### Landing:

With access to attic converted room.

## Bathroom

11'0" x 7'10" (3.36m x 2.4m)

Four piece suite comprising panel bath; shower enclosure with main shower and tiled surround; low level W.C; pedestal wash hand basin; tiled splash-back ; tiled floor; uPVC double glazed window overlooking rear; built-in airing cupboard with shelving; wall mounted Worcester combi-boiler for cal heating and hot water; light connected.

## Bedroom 1

9'10" x 13'9" (3m x 4.2m)

Laminated timber effect floor; cast iron fireplace surround; double panelled radiator; uPVC double glazed window overlooking front of property; uPVC double glazed window to side elevation.

## Bedroom 2

8'7" x 9'6" (2.62m x 2.9m)

Cast iron fireplace surround; laminated timber effect floor; double panelled radiator; uPVC double glazed window overlooking rear of property.

## Outside:

Property has a small courtyard style garden to immediate rear of property with outside hot water tap; lean-to garden store shed - timber and corrugated; stone wall; additional area of garden across path; timber fencing and flower borders; large workshop and storage.

## Services:

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

## Council Tax:

Council Tax Band C


## 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)

## 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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