



70 Station Road
Llanrwst LL26 0EH
£144,950

A traditional 3 bedroom semi-detached property located in popular residential area within level walking distance to all local amenities.

Viewing Recommended.

Gas fired central heating and uPVC double glazing, court yard style rear garden.

Affording; entrance hall, living/dining room, kitchen, bedroom 1, bedroom 2, bedroom 3/study and bathroom.

The property is situated within walking distance of shops, train station, restaurants, schools and all other local amenities.



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.

Entrance Hallway

uPVC frosted double glazed door; picture rail; turn staircase leading off First Floor Level; wall mounted radiator; oak effect flooring; Doorway leading through to lounge.

Lounge

14'4" x 16'7" (4.37m x 5.07m)

Feature coal effect gas fire with wooden surround, lintel and Blaenau slate hearth. Wooden flooring; picture rail; uPVC double glazed bay window overlooking front elevation; storage cupboards; shelving; wall mounted radiator; TV Point; Doorway leading to kitchen.

Kitchen

8'7" 6'4" (2.62m 1.95m)

Fitted range of base units with complementary wooden worktops ; fitted shelving; Belfast style sink with mixer tap; uPVC double glazed window overlooking rear; plumbing and space for Gas hob; space and plumbing for dishwasher; fridge and freezer; wall mounted radiator; tiled effect flooring; decorative wall tiling; squared archway leading to rear pantry and rear entrance with uPVC double glazed frosted door; space and plumbing for automatic washing machine and shelving.

First Floor

Landing with wooden flooring; uPVC double glazed frosted side window; access to roof space.



Bedroom 1

12'0" x 8'9" (3.66m x 2.68m)

uPVC double glazed window enjoying open aspect and views towards surrounding hillsides; wooden flooring; wall mounted radiator; picture rail;

Bedroom 2

9'6" x 8'4" (2.91m x 2.55m)

uPVC double glazed window overlooking rear and views towards the railway, also views towards surrounding hillside; picture rail; wall mounted radiator; timber flooring and access to roof space.

Bedroom 3

9'1" x 5'8" (2.78m x 1.75m)

uPVC double glazed window overlooking rear of property; cupboard housing central heating and hot water boiler; wall mounted radiator; wood flooring; shelving.

Bathroom

Three piece suite comprising of panelled bath with glazed shower screen; shower overhead; low level W.C; pedestal wash basin with tiled splashback ; wall mounted mirror; timber effect flooring; wall mounted radiator; wall tiling; extractor fan and frosted uPVC double glazed window overlooking front.

Outside

Property benefits from wrap around courtyard style garden with storage shed to rear.

Services

Mains Gas, electricity, water 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

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.


Council Tax

Conwy County Borough Council - Band C

Directions

Proceed through Llanrwst northbound on Station Road, turn left at the zebra crossing onto Station Road proceeding for approximately 100 meters and the property will be viewed on your right.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	66	
(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	

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.
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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.

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