



2 Glanddol

Maenan LL26 0YP

£146,500

A traditional inner terrace 3 bedroom stone cottage with rear extension, grassed and paved garden, parking space for 2 cars.

Situated adjacent to the A470 in the Parish of Maenan in the beautiful Conwy Valley.

Affording lounge and breakfast kitchen; 3 bedrooms one with en suite ; shower room. Good size rear brick paved patio and grassed garden enjoying views and a sunny south westerly aspect. Underfloor heating and electric storage heaters. uPVC double glazing . Ideal First time buyer or investment purchase.

The property is part of a terrace of three with possibility of acquiring all three if of interest.



Tel: 01492 642551

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

Location

Situated on the edge of the Snowdonia National Park and within 6 miles of the traditional market town of Llanrwst, 10 miles of Betws y Coed and 8 miles from Conwy and the A55 Expressway. Located between the coastal town of Conwy and the inland tourist resort of Betws y Coed. The site is located in one of the favoured outdoor locations close to Zip World, Snowdonia Surf Centre and within a short distance of the North Wales Coast and the Snowdonia Mountains.

The Accommodation Affords (Approximate Measurements Only)

Open plan Lounge and Dining Kitchen

Lounge

12'8" x 11'3" maximum (3.87m x 3.45m)

Night storage heaters; feature recess fireplace with Oak lintell over; laminated floor; telephone point; uPVC double glazed sash window overlooking front of property.

Kitchen / Diner

12'8" x 11'3" (3.88m x 3.45m)

Night storage heater; fitted range of base and wall units with complementary worktops; inset stainless steel oven with 4 plate hob and concealed extractor above; single drainer sink; space for fridge and freezer; plumbing for dishwasher ; Staircase leading off to First Floor Level; heated towel rail; under stairs storage cupboard; doorway with steps leading down to rear bedroom with en suite.

Rear Bedroom with en suite

11'5" x 8'9" (3.48m x 2.67m)

uPVC double glazed window overlooking rear; underfloor heating; en suite with three piece suite comprising of electric shower; vanity wash basin; low level W.C and extractor fan.

First Floor

Small landing; uPVC double glazed window to rear.

Bedroom 1

12'7" x 8'5" (3.86m x 2.59m)

Recess for wardrobe; uPVC double glazed window overlooking front and rear; night storage heater;

Bedroom 2

8'3" x 6'6" (2.52m x 1.99m)

Sash uPVC double glazed window overlooking front of property.

Shower Room

5'10" x 5'8" (1.79m x 1.73m)

Three piece suite comprising shower enclosure; low level W.C; pedestal wash hand basin; double glazed window; wall tiling.

Outside

The property has an attractive rear garden with raised brick paved seating area immediately outside the house; steps leading down to grassed enclosed garden with timber fencing and brick paved; hard standing providing ample parking.

Services

Mains water & electricity connected to property; private drainage;

Viewing Llanrwst

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

Directions

From Llanrwst office continue down the A470 towards the coast at Maenan the property will be viewed on the left hand side next to the A470 at the hamlet of Troed y Rhiw ; row of cottages on the left hand side next to Maes Glas Camping Site.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.

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