



17 Parc Yr Eryr

Llanrwst LL26 0ND

£379,000

A well presented detached 4 bedroom executive style home, set in the popular Parc yr Eryr development on the outskirts of the town . Level setting with extensive valley and hillside views.

Viewing Highly Recommended

Improved and upgraded 4 bedroom home with the benefit of new modern kitchen and bathrooms.

Gas fire, central heating, uPVC double glazing, rear conservatory, twin car garage and large driveway - providing ample off road parking. Affording covered entrance, entrance hall, cloakroom, study, lounge, dining room, conservatory, modern kitchen with built in appliances, utility room, landing, Bedroom 1 with en suite shower room , Bedroom 2, Bedroom 3, Bedroom 4, Shower Room.

Attractive garden to both front and rear.



Tel: 01492 642551

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





Location

Situated within level walking distance of all shops, trains 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.

Accommodation

The accomodation affords: (approximate measurement only)

Covered front entrance leading to reception hall , with radiator, balustrade staircase off, coved ceiling.

Cloakroom

Low level W.C and pedestal wash hand basin, half tiled walls, uPVC double glazed window.

Lounge

14'3" x 14'6" (4.35m x 4.42m)

Feature Adam style fireplace surround with coal effect gas fire with marble inset, TV point, uPVC double glazed window to side and front elevation, coved ceiling.

Archway leading to study (also has door from hallway).



Study

9'5" x 9'7" (2.88m x 2.94m)

Dual aspect; uPVC double glazed window, telephone point, radiator. From lounge - twin timber glazed doors leading to dining room.

Dining Room

14'2"n x 8'8" (4.32n x 2.66m)

Double panelled radiator, uPVC double glazed window, coving. Sliding double glazed door leading to conservatory.

Conservatory

9'9" x 9'4" (2.98m x 2.85)

Tilled floor, uPVC double glazed windows and polycarbonate roof. Door leading to rear garden.

Breakfast / Kitchen

10'9" x 9'10".19'8" max (3.29m x 3.6m max)

Fitted range of handleless modern base and wall units with complementary worktops, single drainer sink with mixer tap, plumbing for dishwasher, split level stainless steel double oven and grill, 4 plate ceramic hob with concealed filter extractor above, pullout spice drawer, pull out storage drawers, breakfast bar, radiator, understairs storage cupboard, uPVC double glazed window overlooking rear enjoying views over fields. Archway to utility room.

Utility Room

5'9" x 6'6" (1.76m x 2m)

Fitted base and wall units, built in boiler cupboard housing Worcester central heating boiler, plumbing for automatic washing machine, uPVC double glazed rear door.

First Floor

Landing, built in linen storage cupboard, access to roof space.

Bedroom 1 with en-suite

11'4" x 12'1" (3.47m x 3.69m)

Radiator, uPVC double glazed window overlooking side and front elevation enjoying extensive views over the valley towards the hillsides beyond, telephone and TV point. En-suite with shower enclosure; concealed cistern W.C, vanity wash basin, half tiled wall, medicine cabinet, uPVC double glazed window and built in linen cupboard.

Bedroom 2

10'10" x 12'2" (3.32m x 3.71m)

uPVC double glazed window overlooking side and rear enjoying extensive views, radiator.

Bedroom 3

8'7" x 9'4" (2.62m x 2.86m)

uPVC double glazed window overlooking front and side elevation, radiator.



Bedroom 4

8'6" x 7'6" (2.61m x 2.31m)

Overlooking rear with views, uPVC double glazed window, radiator, built in recessed wardrobe.

Shower Room

8'7" x 5'6" (2.64m x 1.68m)

Large walk in shower with glazed screen, vanity wash basin, concealed cistern W.C, mirror with inset lighting, fully tiled walls, ladder style heated towel rail.

Outside

The property stands within its own grounds with large concreted driveway leading to twin car garage with two up and over doors, rear personal door, window overlooking rear, power and light connected.

Covered rear entrance. Grassed front and rear gardens with established shrubs and plants, small timber garden shed to rear.

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

Council Tax Band

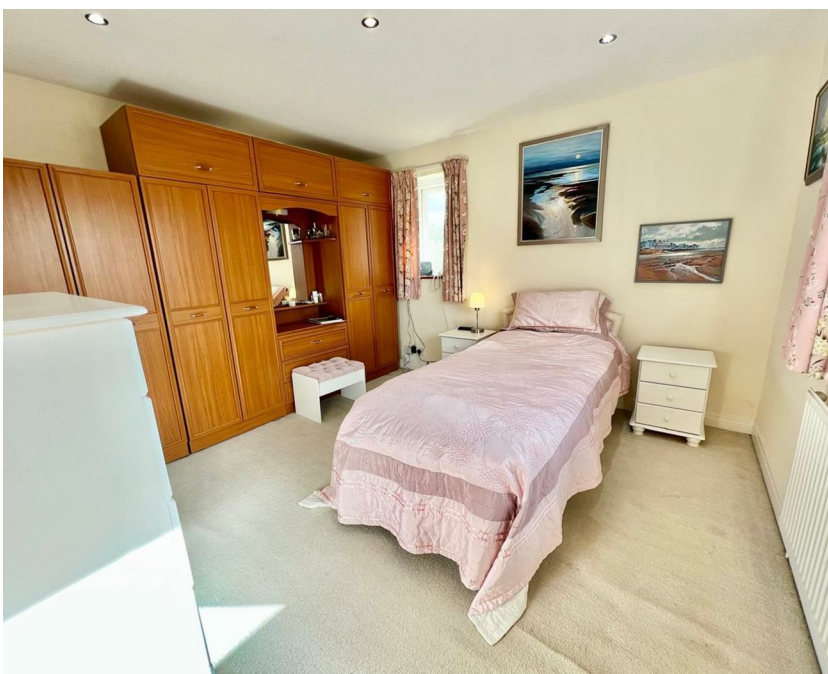
Conwy County Borough Council Band - F

Directions

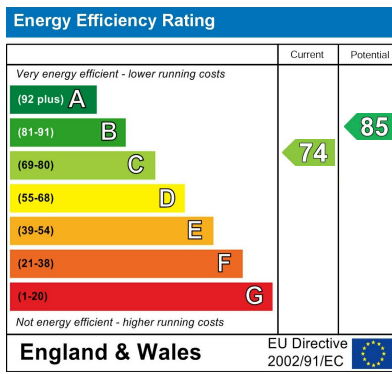
Proceed from Llanrwst out towards Betws y Coed along the A470, turn right into the Parc yr Eryr development, continue around to the right and the property will be viewed at the far end on the left hand side overlooking the field.

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.







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

Iwan M Williams Estate Agents

5 Denbigh Street
Llanrwst
Conwy
LL26 0LL

Tel: 01492 642551
Email: enq@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

