



## Pennant View

Trefriw LL27 0NX

£155,000

A well presented traditional inner terrace 2 bedroom cottage with rear extension, grassed garden to front and rear.

Viewing recommended.

Situated in popular residential area on the outskirts of the village, convenient for all local amenities and popular walks. Benefiting from gas central heating and uPVC double glazing. Affording entrance, lounge, kitchen diner, bathroom, bedroom 1 and bedroom 2. Ideal investment opportunity, first time buyer or retirement.



Tel: 01492 642551

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



## Location

### Accommodation:

The accommodation affords: (approximate measurements only)

### Entrance Porch:

Timber effect uPVC double glazed front door with timber and glazed side windows; tiled flooring. Leading to:

### Living Room:

13'5" x 11'5" (4.1m x 3.49m)

Feature fireplace with tiled surround and hearth; radiator; shelving; integrated cupboard space with shelving; stairs leading off to first floor level. Doorway leading through to:



### Kitchen Diner:

11'3" x 9'11" (3.43m x 3.03m)

Fitted range of base and wall units with complementary worktops; single drainer stainless steel sink with mixer tap; space for cooker; space and plumbing for automatic washing machine ; uPVC double glazed window overlooking rear of property; radiator; timber effect flooring; wall mounted central heating and hot water boiler; entrance to garden via uPVC double glazed door.



### Bathroom:

4'4" x 6'4" (1.33m x 1.94m )

3 piece suite comprising panelled bath with shower overhead, pedestal wash basin with tiled splash-back, low level WC; wall mounted radiator; timber effect flooring; storage cupboard with shelving; timber and glazed Velux style skylight; decorative wall tiling; extractor fan; mirror fronted medicine cabinet.

### First Floor

#### Landing:

Shelving space; uPVC double glazed window overlooking rear.

#### Bedroom 1:

12'3" x 6'6" (3.75m x 1.99m)

uPVC double glazed window overlooking front of property; fitted cupboards and wardrobes with hanging rails; radiator.

#### Bedroom 2:

8'7" x 7'1" (2.64m x 2.16m)

uPVC double glazed window overlooking front elevation; radiator; access to loft space.

#### Outside:

To front of property small walled garden with paved borders and hedges. To rear large lawned garden with hard-standing for shed.

#### Services:

Mains water, gas, electricity and drainage to property

#### Council Tax Band:

Band 'C' - Conwy County Borough Council


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

## Iwan M Williams Estate Agents

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