



## 2 Ty'r Plant Nebo Road

Llanrwst LL26 0SD

£210,000

Immaculate presented deceptively spacious 2 bedroom house in a terraced cottage located in popular residential setting on the outskirts of the town. This property improved and upgrade over the year by current owners.

NO CHAIN

Offering well presented and deceptively spacious accommodation within level walking distance of town centre schools. Benefiting from gas central heating, double glazed windows. Garden area rear and parking area to front of property.

Affording Entrance, Lounge / Dining Room , Kitchen, Shower Room, Bedroom 1 and Bedroom 2.

Inspection Recommended.



Tel: 01492 642551

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



## Location

The Accommodation Affords:  
(Approximate Measurements Only)

Covered Front Entrance

Living Room / Dining Room

17'9" x 12'9" (5.43m x 3.89m)

Inglenook style fitted multi fuel burner with tiled hearth and wooden lintel, uPVC double glazed overlooking front of property, TV point, inset spotlighting, wall mounted radiator, composite double glazed front door, cupboard housing electric board, exposed beam feature and turn style staircase leading to First Floor Level, Squared off archway leading through into kitchen.



Kitchen

9'7" x 8'10" (2.93m x 2.71m)

Fitted range of base and wall units with complementary worktops, 4 ring gas hob with electric oven below and extractor canopy above. Ceramic one and a half bowl sink with mixer tap, tile effect floor, exposed beam feature, sky light, space for fridge, space and plumbing for automatic washing machine, uPVC double glazed door leading onto rear garden, tall column wall mounted radiator, door leading through to shower room.



## Shower Room

Three piece suite comprising of low level W.C., pedestal wash basin with mixer tap and tiled splash back, corner shower enclosure, tiled effect flooring, heated ladder style towel rail, timber en glazed velux sky light, wall mounted mirror, decorative wall tiling, cupboard housing central heating and hot water boiler with slatted shelving, space and plumbing for washing machine.

## First Floor Level

### Landing

### Bedroom 1

11'7" x 8'4" (3.54m x 2.55m)

uPVC double glazed window overlooking front elevation enjoying open aspect and timber glazed velux skylight, wall mounted radiator, TV point, exposed beam feature,

### Bedroom 2

9'6" x 8'1" (2.92m x 2.48m)

uPVC double glazed window overlooking rear of property with open aspect, wall mounted radiator, TV point and access to roof space.

## Outside

Small covered outside seating area to front, rear grassed lawn with paved borders, patio sun terrace, shed and a range of hedges and shrubs.

## Services

Mains Water, Gas, Electricity and drainage connected to property

## Council Tax Band

Conwy County Borough Council - Tax Band "B"

## 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)


## Directions

Proceed from the Agents Office in the direction of Betws y Coed along the A470, turn left opposite the former Birmingham Garage and immediately turn right onto Nebo Road. Continue pass the school on the Left hand side and the property will be viewed on the right hand side just before the Nant y Goron Development.

## 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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