



## 3 Rhes Tabernacl

Llanrwst LL26 0DG

£189,950

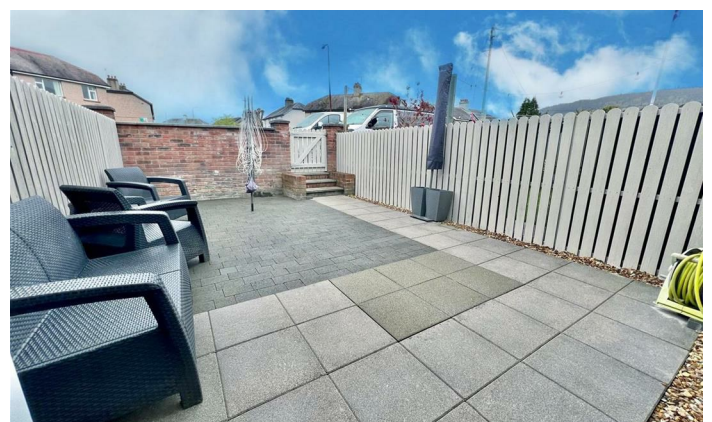
Immaculately presented modern home in convenient level setting within walking distance of town centre and all local amenities.

An ideal first time or retirement home in central location with garden areas to front and rear, Private brick paved parking, uPVC double glazing, Gas fire central heating, Modern kitchen and Bathroom.

Affording Front Entrance Lobby, Lounge, Dining / kitchen, with under stair Utility area and french doors leading onto rear courtyard garden. Landing, Bedroom 1, Bedroom 2, Bathroom.

Beautifully presented home and carefully maintained by the present owners.

INSPECTION HIGHLY RECOMMENDED



Tel: 01492 642551

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



## Location

The Accomodation Affords  
(Approximate Measurements Only)

### Entrance Hall

Front Entrance Lobby with composite double glaze door leading through to lounge.

### Lounge

15'1" x 13'1" (4.61m x 4m)

Wall lights, TV point, double panelled radiator, laminated timber effect floor, turn balustrade staircase leading off to First Floor Level, inset spot lighting, uPVC double glazed window.

### Cloak Room

With W.C and vanity wash basin, wall and floor tiling, mirror, radiator,

### Dining / Kitchen

13'1" x 11'5" reducing to 9'9" (3.99m x 3.5m reducing to 2.99m )

Kitchen with fitted range of modern base and wall units with complementary worktops, stainless steel oven, 4 ring gas hob with stainless steel canopy and glass extractor hood above, integrated fridge freezer, single drainer sink with mixer tap, integrated dishwasher. Built in Glow worm central heating boiler, tiled splashback, inset lighting.

Dining Area with uPVC double glazed french windows leading onto rear garden, radiator. Under stairs built in utility area with plumbing for automatic washing machine and shelving.



## First Floor

Landing with access to roof space.

### Bedroom 1

13'1" x 11'1" (4m x 3.4m)

Radiator, uPVC double glazed window overlooking front of property.

### Bedroom 2

13'1" x 9'9" (4m x 2.99m)

Laminated timber effect flooring, uPVC double glazed windows overlooking rear, 2 x radiators, open aspect and views.

### Bathroom

7'6" x 5'2" (2.31 x 1.6m)

Modern three piece suite comprising of panelled bath with shower above, shower screen, pedestal hand wash basin, low level W.C, mirror with shaving and lighting point, chrome towel rail, extractor fan, attractive wall and floor tiling.

### Outside

The property has a gravelled front garden with access from George Street. Enclosed Courtyard style garden with landscape and attractive flagged areas and path leading to rear of property, outside drying area. Brick paved parking provided for 1 car plus visitor parking.

### Services

Mains Water, Gas Electricity 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](mailto:enq@iwanmwilliams.co.uk)

### Council Tax Band

Conwy County Borough Council - Tax Band - "C"

### Directions

Proceed from the agents office down A470 turn right by the Meadowsweet Hotel - up Parry Road and the property will be viewed on the left on the side before Tabernacl Chapel.


### 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:

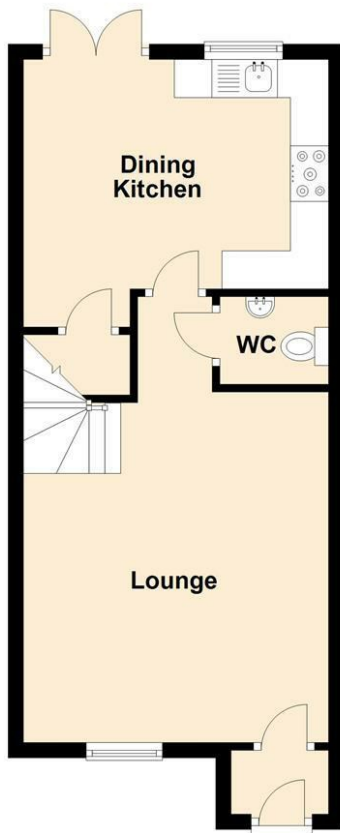
**IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence.

**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.

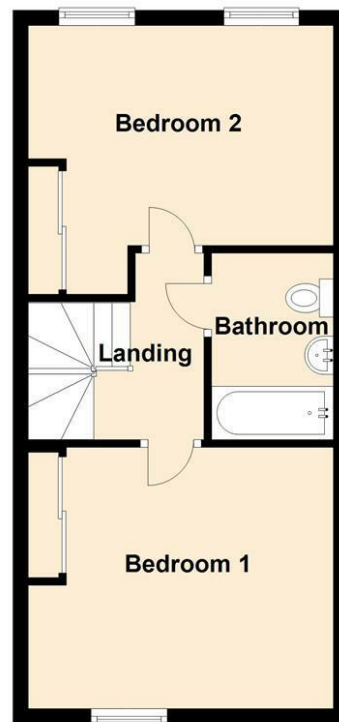


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>80</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 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.  
Plan produced using PlanUp.

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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