



## Hafan 6 John Street Llanrwst Conwy LL26 0DR

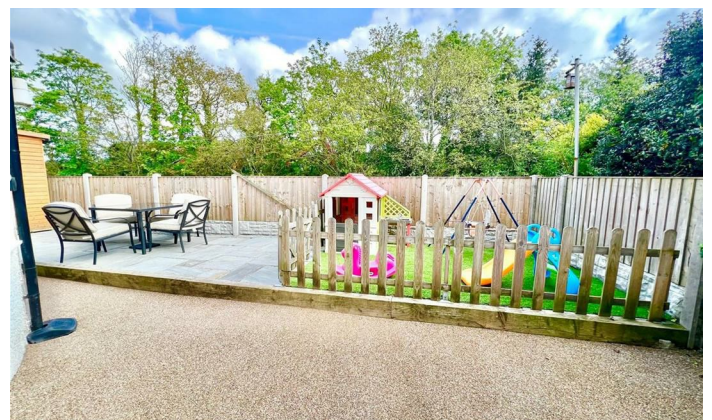
£315,000

A beautifully presented 3 bedroom double fronted family home in convenient and popular residential setting within level walking distance of town centre.

Improved and upgraded home offering spacious accommodation with the benefit of modern kitchen and bathroom. uPVC double glazing and gas fired central heating.

Property occupies a level plot in a cul de sac position with attractive gardens, garden studio / bar for alfresco dining and entertaining, ample parking, store shed. Affording Reception Hall, Lounge & Playroom / study, Large Breakfast Kitchen/ Dining Room, Utility Room, Cloakroom, Spacious Landing, 3 double bedrooms and 4 piece bathroom.

VIEWING HIGHLY RECOMMENDED



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.

## The Accommodation Affords

(Approximate measurements only)

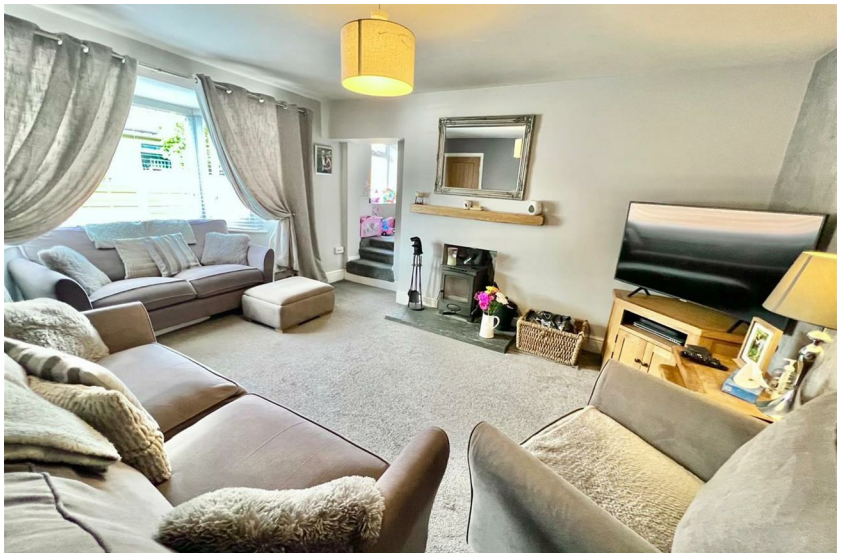
uPVC double glazed front door leading into Entrance Hall with double panelled radiator, Oak doors leading off, Oak effect flooring, turn balustrade and spindle staircase leading off to First Floor Level.



## Lounge

11'9" x 14'1" (3.6m x 4.3m)

Feature fireplace surround with recess cast iron multi fuel stove on slate hearth, uPVC double glazed window overlooking front, TV point, double panelled radiator, steps leading up to playroom / study.



## Playroom / Study

13'1" x 7'3" (3.99m x 2.22m)

uPVC double glazed window to rear, double glazed rear door.



## Breakfast Kitchen & Dining Room

13'10" x 9'2" (4.23m x 2.81m)

Dining Room -(3.44m x 3.89m) plus uPVC double glazed bay window overlooking front of property, double panelled radiator, inset spot lighting.

Kitchen - (4.23m x 2.81m) fitted range of base and wall units with complementary worktops, range cooker with canopy extractor hood above, one and half bowl sink with mixer tap, integrated dishwasher, wine rack, pull out tall larder unit, peninsular base units and breakfast bar sub dividing from dining room, uPVC double glazed door and window leading out onto rear garden and patio.

## Utility Room

7'6" x 6'6" (2.3m x 2m)

Plumbing for automatic washing machine and space for dryer, worktop over, uPVC double glazed window to rear, cloakhooks.

## Cloakroom

W.C, low level suit, Worcester wall mounted combi boiler providing for central heating and hot water.

## First Floor

Turn staircase leading up to landing, uPVC double glazed window overlooking rear, access to roof space.

## Bedroom 1

14'0" x 11'11" (4.27m x 3.64m)

uPVC double glazed bay window to front and radiator.

## Bedroom 2

15'1" x 13'1" (4.6m x 4m)

uPVC double glazed window overlooking front, double panelled radiator.

## Bedroom 3

14'5" x 8'8" (4.4m x 2.65m)

radiator, laminated floor, uPVC double glazed window overlooking rear.

## Bathroom

4 piece suite comprising panelled Jacuzzi bath, shower enclosure with integrated body spray and raindrop shower unit, low level W.C, pedestal wash hand basin, fully tiled walls, uPVC double glazed window to rear.





## Outside

The property occupies a good sized plot at the end of the cul de sac with tarmac driveway and side hardstanding providing ample parking and turning, side raised lawned area and patio with outside timber studio which is fully insulated with power, light and broadband connected. To the rear of the property there is an enclosed garden area comprising small enclosed grassed area raised flagged patio, timber built garden store shed with power and light connected, attractive resin path and hardstanding.

## Services

Mains water, electricity, gas and drainage connected to the 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"

## 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

5 Denbigh Street  
Llanrwst  
Conwy  
LL26 0LL

Tel: 01492 642551  
Email: [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)  
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