



Gernant Llanddaged Road

Llanrwst LL26 0YU

£345,000

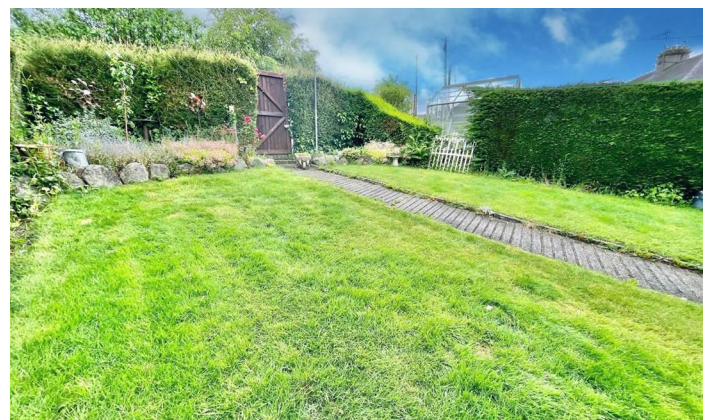
A beautifully presented 3-bedroom family home set in popular residential area within walking distance to all local amenities.

Viewing recommended.

Improved and upgraded by present owners, the property benefits from uPVC double glazing, gas central heating, modern fitted kitchen and bathroom, ample off road parking, gardens to front and rear.

Affording entrance hall, living room, open-plan kitchen and dining room, utility room, shower room, 3-bedrooms, family bathroom.

No onward chain.



Tel: 01492 642551

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



Location

Situated within 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):

Entrance Hallway:

Composite double glazed front door; 'Minton' flooring; radiator; coved ceiling; spindle and balustrade staircase leading off to first floor level; understairs storage.

Lounge:

13'10" x 11'11" (4.23m x 3.64m)
 Feature 'Adam' style fireplace surround with timber and marble hearth, timber lintel; uPVC double glazed bay window with views; radiator; TV point; picture rail and coved ceiling.

Open-Plan Kitchen/Dining Room:



Kitchen:

12'10" x 12'4" (3.92m x 3.78m)

Range of fitted base and wall units with complementary worktops; 1 1/2 bowl sink with mixer tap set in island worktop; integrated dishwasher; integrated fridge; space for induction range hob; tall cupboards; timber effect flooring; radiator; uPVC double glazed French doors leading onto rear garden; picture rail; inset spotlighting. Squared archway leading through to:



Dining Room:

9'2" x 8'4" (2.8m x 2.56m)

Integrated electric log effect heater; uPVC double glazed window overlooking rear of property; timber effect flooring. Doorway leading through to:

Utility Room:

8'8" x 8'5" max. (2.66m x 2.57m max.)

Range of fitted base and wall units; radiator; single drainer stainless steel sink with mixer tap; wall mounted Worcester central heating and hot water boiler; uPVC double glazed window and door leading to rear; space and plumbing for automatic washing machine; space for dryer. Doorway leading through to garage.

Shower Room:

Three piece suite comprising low level WC, wall mounted wash basin and corner shower enclosure; heated ladder style towel rail; tile effect flooring; extractor fan; shelving.

FIRST FLOOR

Landing:

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

Bedroom No 1:

12'0" x 11'3" (3.66m x 3.45m)

uPVC double glazed bay window with views; radiator; built-in wardrobes and dressing table with wall mounted mirror; picture rail.



Bedroom No 2:

13'5" x 12'4" (4.10m x 3.78m)

uPVC double glazed window overlooking rear elevation; picture rail; radiator.

Bedroom No 3:

8'8" x 8'7" (2.65m x 2.64m)

uPVC double glazed window overlooking front of property with views to surrounding hillside; radiator; picture rail.



Family Shower Room:

8'7" x 7'0" (2.64m x 2.15m)

Three piece suite comprising low level WC, vanity wash basin with mixer tap and large corner shower enclosure; fitted cabinet and shelving; uPVC double glazed window overlooking rear; heated ladder style towel rail.

Outside:

The property benefits from ample off road parking to the front with grassed areas, paved borders. Integral car garage with up and over door. Rear paved sun terrace; steps leading up to lawned area with paved borders.

Services:

Mains water, electricity, gas and drainage area connected to the property.

Council Tax Band:

Conwy County Borough Council tax band 'D'.

Viewing:

By appointment through the agents, Iwan M Williams, 5 Denbigh Street, Llanrwst, LL26 0LL, tel 01492 642551, email enq@iwanmwilliams.co.uk

Proof of Identity:


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.

Directions

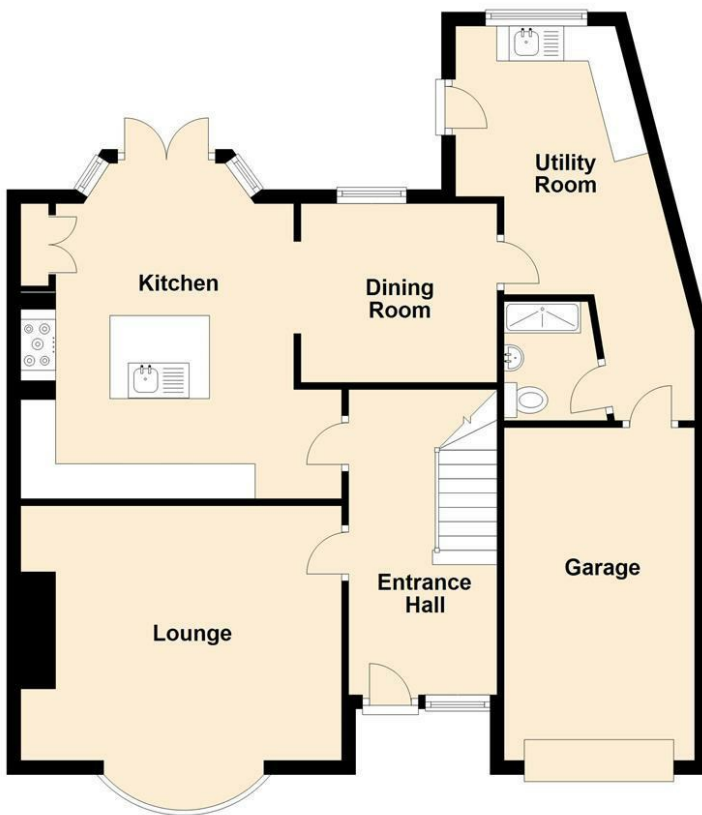
From Agents office continue up Denbigh Street to the crossroads, turn left and follow the road past the cattle market on left hand side towards Llanddodged. The property will be viewed on the right hand side.



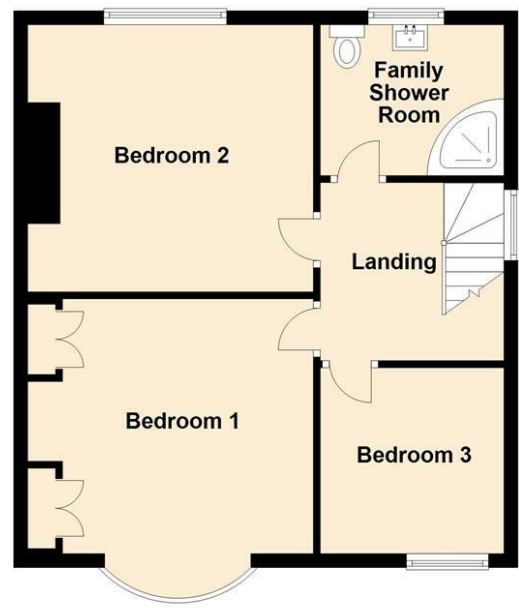


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

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