



# 1 Llys Y Siglen

Llanrwst LL26 0PJ

£325,000

A beautifully presented, spacious 3 bedroom bungalow set in corner plot on edge of cul - de - sac in popular residential estate.

**VIEWING RECOMMENDED**

Modern 3 bedroom bungalow with the benefit of uPVC double glazing, gas fired central heating, side uPVC conservatory opening onto rear garden, double car garage and driveway providing ample off road parking.

Affording covered Entrance, Reception Hall, Lounge & Dining Room, Conservatory, Modern Kitchen with built in appliances, Bedroom 1 with en-suite, Bedroom 2 , Bedroom 3, Bathroom.

Level lawned gardens with established shrubs and plants,.

Level walking distance of Town Centre.



Tel: 01492 642551

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







## Location

The Accommodation Affords  
(Approximate Measurements Only)

### Covered Front Entrance

uPVC double glazed door and side window leading to Reception Hall with radiator, covered ceiling, built in cloaks cupboard with hooks and shelf above, access to roof space, built in airing cupboard with factory light cylinder, 15 unit glazed door leading to lounge and dining room.

### Lounge & Dining Room

20'11" x 14'5" - reducing to 11'1" at dinig area  
(6.4m x 4.41m - reducing to 3.39 at dining area)

Lounge - Feature fireplace surround and hearth, living flame coal effect gas fire, TV point, covered ceiling, doubled panelled radiator, corner uPVC double glazed window with open aspect and views, telephone point,

Dining Area - with radiator , uPVC double glazed window, covered ceiling, sliding uPVC double glazed doors leading through to side conservatory (2.28m x 5.17m) with timber effect laminated floor, radiator, uPVC double glazed window and glazed dome roof, twin french windows leading onto rear garden and patio.





## Kitchen

11'10" x 8'0" (3.63m x 2.45m)

Fitted range of base and wall units with complementary worktops, one and half bowl sink with mixer taps, integrated dishwasher, 4 ring gas hob, canopy stainless steel and glazed extractor above, space for fridge freezer, split level double oven and grill, integrated washing machine with plumbing.



## Bedroom 1

11'0" x 9'1" (3.37m x 2.78m)

Including full range of wardrobes across one wall, part mirror fronted doors, radiator, uPVC double glazed window overlooking front of property, TV point, coved ceiling.

En suite shower room, glazed shower enclosure, low level W.C, vanity wash basin, chrome heated towel rail, fully tiled walls, inset spot lighting, uPVC double glazed window.

## Bedroom 2

11'5" x 8'6" (3.5m x 2.6m)

uPVC double glazed window overlooking rear of property, fitted range of wardrobes with overhead storage and recess for double bed, chesterdraws, radiator.

## Bedroom 3

7'4" x 9'1" (2.26m x 2.78m)

uPVC double glazed window overlooking front, radiator, coved ceiling.

## Bathroom

Modern 3 piece suite comprising panelled bath, vanity wash basin with mirror and light above, low level W.C, radiator, half tiled walls, inset spot lighting.

## Outside

Attractive enclosed level garden to rear with patio area and raise beds, shrub borders, double garage with up and over door, base and wall units, power and light connected, metres, rear timber and glazed personal door and window, central heating boiler, side path, outside water tap,

Front Garden - Open plan corner plot with lawned gardens and a variety of establish shrubs and plants.

## Services

Mains Water, electricity, gas and drainage connected to property,

## Council Tax

Conwy County Borough Council - Council Tax Band "E"





## 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.

## Directions


Proceed from the Agents office along the A470 out of Llanrwst towards Betws y Coed, turn right into Parc yr Eryr development, follow the estate road round to the right and immediately right into the cul de sac and the property is the corner plot on the left hand side.









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</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>	<b>70</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



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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