



1 Carrington Terrace

Llanrwst Conwy LL26 0EB

£235,000

A spacious 6 bedroom end terrace 3 storey town house located on the edge of the town within level walking distance to the town centre.

This Victorian end terrace house offers character accommodation with original features throughout and would be ideal suited as a large family home, Bed & Breakfast or Investment Property.

Affording Reception Hall, Lounge, Dining / Sitting Room, Kitchen, 3 Bedrooms at First Floor Level, Bathroom and W.C, further 3 Bedrooms at Second Floor Level. uPVC double glazing and gas fired central heating over two floors. Situated within level walking distance of town centre, railway station and popular riverside walk, partial views towards wooded hillside, rear courtyard.



Tel: 01492 642551

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





Location

The Accommodation Affords
(Approximate Measurements Only)

Covered front entrance with original timber and glazed door leading to:-

Reception Hall

Attractive minted style floor, coved ceiling, dado rail, TV point, radiator, feature balustrade staircase leading off to First Floor Level.

Lounge

15'8" x 13'1" (4.8m x 4m)

Large uPVC double glazed bay window overlooking front of property, electric fuse and metre cupboard, coving and picture rail.

Dining / Sitting Room

14'0" x 11'11" (4.28m x 3.64m)

Tiled fireplace surround, gas point, built in storage cupboard to alcove recess, one cupboard houses the central heating boiler.

Door from Reception and Dining Room leading to rear lobby, understairs storage cupboard, cloak hooks, Step and door leading down to rear.

Kitchen / Pantry

12'2" x 9'10" max (3.72m x 3m max)

Fitted base and wall units, complementary worktops, plumbing for automatic washing machine, single drainer sink, gas cooker point, uPVC double glazed window and door to rear.

First Floor Landing

Radiator, further turn staircase leading off to second floor.



Bathroom

9'10" x 8'3" (3m x 2.52m)

Shower enclosure, panelled bath, pedestal wash hand basin, extractor fan. Separate W.C with low level suite.

Main Landing

Built in storage cupboard.

Bedroom 1

13'7" x 14'0" (4.16m x 4.29m)

Cast iron former fireplace, built in cupboard / wardrobe to alcove recess, radiator.

Bedroom 2

13'1" x 12'1" (4m x 3.7m)

Plush large bay window overlooking front, picture rail, radiator.

Bedroom 3

9'4" x 13'1" (2.87m x 4m)

uPVC double glazed window overlooking front, radiator.

Second Floor Laning

Sealed unit double glazed Velux style window, access to roof space.

Bedroom 4

14'1" x 14'0" max (4.3m x 4.27m max)

uPVC double glazed window to rear.

Bedroom 5

14'0" x 12'5" (4.29m x 3.8m)

uPVC double glazed window overlooking front, wardrobe with recess alcove, cast iron fireplace surround.

Bedroom 6

14'0" x 8'8" (4.28m x 2.65m)

Cast iron fireplace, uPVC double glazed window.

Outside

The property has a small enclosed front garden area and enclosed rear courtyard with high level walling providing privacy, block built outside store / utility, shed with uPVC double glazed door and window.

Services

Mains water, gas electricity 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

Council Tax Band

Conwy County Borough Council - Council Tax Band "D"


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

From the agents office continue along the A470 out of Llanrwst towards Llandudno and the property will be viewed on the right hand side being one of 6 3 storey Town Houses on the right hand side before the railway bridge.



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	

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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