



3 School Bank Road

Llanrwst LL26 0AR

£155,000

A traditional well maintained 2 bedroom inner terrace cottage in convenient level location close to all local amenities and within walking distance of Town Centre.

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Single fronted stone built cottage with the benefit of uPVC double glazing and electric heating. Affording Reception Hall, Lounge, Sitting / Dining Room, Kitchen, Landing, Bedroom 1, Bedroom 2, Bathroom.

Rear Courtyard area with outside store sheds and seating area. The property is ideally situated for ease of access to shops, playing fields, doctor surgery and train station.

Ideal first time or retirement purchase - Viewing recommended



Tel: 01492 642551

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





Location

The Accommodation Affords
(Approximate Measurements Only)

Reception Hall

Tiled floor, composite double glazed front door, cloak hooks, staircase leading off to First Floor Level.

Front Dining / Sitting Room

8'1" x 10'5" (2.47m x 3.2m)
uPVC double glazed window overlooking front, coved ceiling.

Rear Sitting / Dining Room

15'9" x 9'10" (4.82m x 3m)
Open fireplace with slate hearth, side plinths, TV point, inset lighting, wall mounted electric wall panel heater, uPVC double glazed window overlooking rear, coved ceiling.

Kitchen

8'7" x 7'4" (2.64m x 2.25m)
Fitted base and wall units with complementary worktop, single drainer sink, electric cooker point, space for fridge, floor tiling, uPVC double glazed door and window to rear, electric meters.

First Floor Level

Landing



Bathroom

8'9" x 7'2" (2.69m x 2.2m)

Panelled bath with shower above, low level W.C, pedestal wash hand basin, shaver point, wall panelled electric heater.

Bedroom 1

16'1" x 9'2" (4.91m x 2.8m)

uPVC double glazed window overlooking front, radiator, wall mounted electric heater.

Bedroom 2

10'9" x 8'7" (3.28m x 2.63m)

wall mounted electric heater, uPVC double glazed window to rear.

Outside

Property fronts onto School Bank Road and has rear access leading to enclosed Courtyard style garden which is hard landscape with outside seating area and 2 lean-to store sheds (former outdoor W.C). Please note there is right of way access at the rear also leading to No 4 School Bank Terrace.

Services

Mains water, electricity and drainage connected to property.

Council Tax Band

Conwy County Borough Council - Council Tax Band -"B"

Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email 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

From the Agent Office continue up Denbigh Street turn right at the crossroads, into School Bank Road and 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	

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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