



## 8 Tyddyn Terrace

Llanrwst LL26 0AT

£189,500

An immaculate, beautifully presented character end terrace cottage occupying a convenient edge of town centre setting close to all local amenities.

Improved, upgraded and sympathetically modernised over the years offering spacious 2 bedroom accommodation within level walking distance to the town centre. Popular residential area in a set back position from road, sizeable front garden and rear courtyard.

Affording Lounge with feature stone fireplace, Large Dining / Kitchen open onto rear private courtyard, Landing, Bedroom 1, Bedroom 2, Shower Room.

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.

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### The Accommodation Affords (Approximate Measurements Only)

#### Lounge

13'8" x 12'11" (4.18m x 3.95m)

Feature inglenook stone fireplace surround with substantial lintel over, tiled hearth, wall mounted electric fire (not tested), TV point, telephone point, double panelled radiator, balustrade and spindle stair case leading off to First Floor Level, uPVC double glazed window overlooking front, composite front door. From rear of staircase slate steps leading down to lower ground basement room.

#### Basement Room

13'10" x 13'1" (4.22m x 4m)

Beam ceiling, radiator, shelving, power and light connected.



## Dining / Kitchen

13'5" x 11'10" (4.10m x 3.61m)

Fitted base and wall units with complementary worktops, inset single drainer sink and mixer tap, plumbing for automatic washing machine, stainless steel oven, 4 ring gas hob and canopy extractor above, space for fridge freezer, uPVC double glazed window and door to rear, radiator, built in pantry / broom cupboard with electric metres.

## First Floor Level

### Landing

### Bedroom 1

13'10" x 10'5" (4.22m x 3.18m )

uPVC double glazed window overlooking front, access to roof space, radiator, built in recess wardrobe.

### Bedroom 2

9'0" x 8'9" (2.75m x 2.68m )

uPVC double glazed window overlooking rear, radiator, open rear aspect.

## Shower Room

11'10" x 4'5" (3.62m x 1.35m)

Concealed cistern W.C and vanity wash basin, shower enclosure with sliding door, heated towel rail, wall tiling, extractor fan, built in linen cupboard.

## Outside

Attractive hard landscaped front garden with decorative gravel finish and shrubs. Rear enclosed private courtyard with artificial grass and seating area (4.66m x 4.7m)

## Services

Mains water, electric, gas and drainage connected to 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

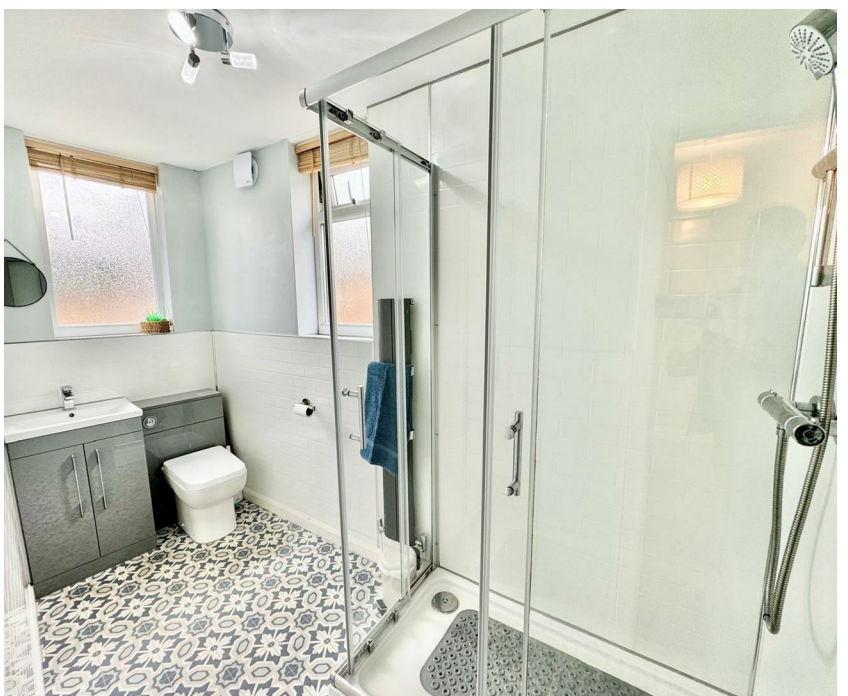
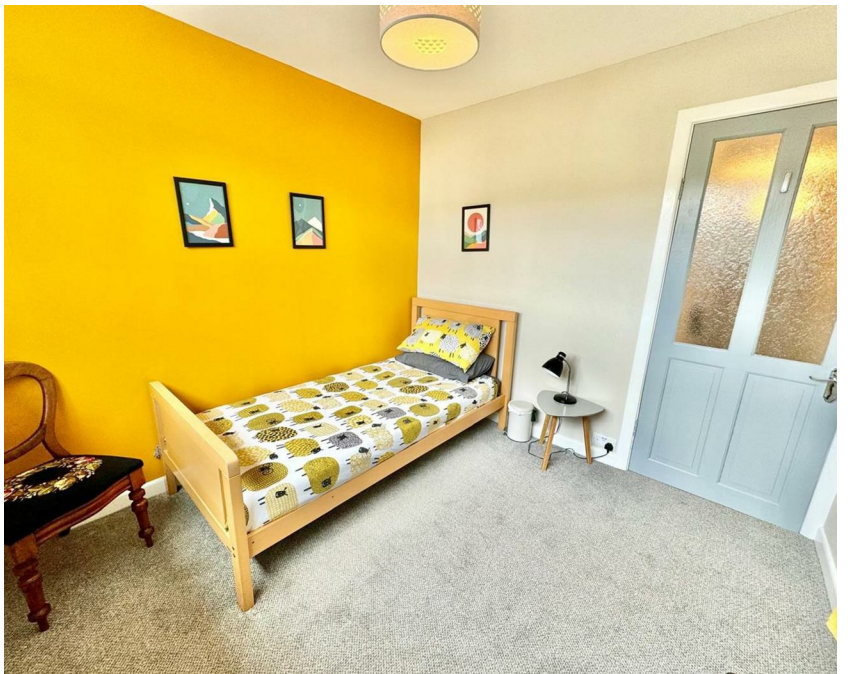
Conwy County Borough Council - Council Tax Band - TBC

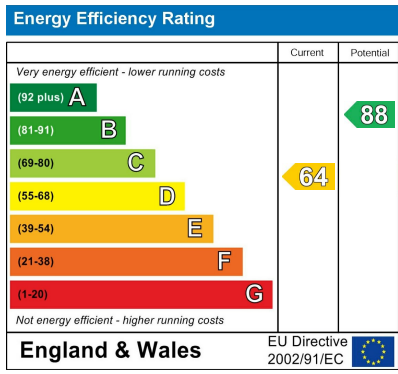
## Proof Of Funds

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 up Denbigh street to the crossroads, turn left and 8 Tyddyn Terrace will be viewed on the left hand side at the junction of Scotland Street.





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 option must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

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