



## 29 Cae Person

Llanrwst LL26 0HT

£134,500

A traditional, deceptively spacious 3 bedroom semi detached home located at the end of a cul-de-sac of similar styled houses.

Situated on the edge of the town convenient for local school, gym, town centre and all other amenities. Set in large corner level plot with sunny rear aspect. The property has been upgraded over the years but is in need of modernising and further internal upgrades. Affording Reception Porch, Hallway, Lounge and Dining Room, Kitchen, Utility Room, 3 bedrooms and downstairs Shower Room, Large rear garden with workshop / garden store

VIEWING RECOMMENDED



Tel: 01492 642551

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



## Location

The Accommodation Affords  
(Approximate Measurements Only)

### Entrance Porch

uPVC double glazed front door and surround with timber and glazed front door leading through into Entrance Hall with understairs storage housing fuse board, turn side staircase leading onto First Floor Level, coved ceiling, archway leading into Dining Room / Lounge.

### Lounge and Dining Room

16'1" x 12'0" (4.92m x 3.68m)

Feature recess fireplace with tiled hearth and wooden lintel, uPVC double glazed bay window overlooking front of property and uPVC double glazed door leading onto rear garden with views to surrounding hillsides, coved ceiling.

### Shower Room

Three piece suite comprising shower enclosure, low level W.C, pedestal wash basin, frosted glazed uPVC double glazed window - please note there is NO working shower.



## Kitchen

9'3" x 8'3" (2.82m x 2.52m)

Fitted range of base and wall units with complementary worktops; single drainer stainless steel sink with mixer tap; uPVC double glazed window overlooking rear garden; space for fridge; space for electric cooker; tiled flooring; archway leading to:

## Porch/Utility Room

Fitted range of base and wall units; space and plumbing for automatic washer; space for dryer; uPVC double glazed door; tiled flooring.

## Bedroom 1

12'10" x 12'1" (3.92m x 3.69m)

uPVC double glazed window with views to surrounding hillsides, coved ceiling.

## Bedroom 2

11'11" x 6'11" (3.64m x 2.12)

Access to roof space, coved ceiling, uPVC double glazed window overlooking rear of property

## Bedroom 3

8'5" x 8'5" (2.59m x 2.57m)

uPVC double glazed window overlooking front of property, coved ceiling.

## Outside

The property occupies a quiet corner plot; benefiting from an extensive garden to rear with views to surrounding hillsides enjoying a southerly facing position; garden with a range of shrubs and plants to front with paved borders; greenhouse and outbuilding / workshop on concrete hard standing.

## Services

Mains water, electricity and drainage are connected to the property.

## Council Tax

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


## Viewing

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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</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>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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

5 Denbigh Street  
Llanrwst  
Conwy  
LL26 0LL

Tel: 01492 642551  
Email: [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)  
Web: <https://www.iwanmwilliams.co.uk>

