



6 Parc Conwy

Llanrwst LL26 0NE

£425,000

A substantial, individually designed and built 4 bedroom family home in popular quiet residential estate on the outskirts of the town.

Located in a small select development of 15 similar self build houses just off the Parc yr Eryr development. The property backs onto a small stream and enjoys hillside and valley views.

This spacious well appointed home affords Large Reception Hall with feature turn staircase , Lounge, Dining Room, Dining Kitchen, Utility Room, Bedroom 1 with en-suite, Bedroom 2, Bedroom 3, Family Bathroom. Large galleried landing , Main Bedroom suite with dressing area and en-suit. Central heating, double glazing, Large integral car garage, and brick paved driveway.

Viewing 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.

The Accommodation Affords

(Approximate Measurements Only)

uPVC double glazed front door leads to:

Reception Hall

Vaulted ceiling, 2 double panelled radiators, feature balustrade and spindle turn staircase leading off to first floor level with galleried landing over, velux double glazed window at first floor level, understairs storage cupboard, wall lights.

Lounge

17'0" x 15'7" (5.2m x 4.75m)

Feature "Adam" style fireplace surround, laminated floor, double glazed window to front elevation, TV and telephone point.



Kitchen Diner

18'6" x 10'5" (5.66m x 3.2m)

Fitted range of base and wall cupboards with complementary worktops, double panelled radiator, inset spotlighting, gas cooking range with canopy extractor above, integral dishwasher, one and half bowl sink, double panelled radiator, double glazed window overlooking rear of property.

Doorway leading through to:

Utility Room

10'8" x 6'6" (3.27m x 1.99m)

Combi boiler for central heating and hot water, plumbing for automatic washing machine and vent for dryer. External door leading to rear garden, doorway leads to integral garage.

Dining Room

14'3" x 10'4" (4.35m x 3.17m)

uPVC double glazed patio doors leading onto rear garden, double panelled radiator.

Bedroom 1

12'7" x 14'3" (3.86m x 4.35m)

Double panelled radiator, built-in wardrobes, double glazed window overlooking rear, en-suite bathroom with three piece suite, double panelled radiator, double glazed window to side elevation.

Family Bathroom

Four piece suite with split level floor, roll top bath, low shower, pedestal wash hand basin, shower, radiator and double glazed window.

Bedroom 2

14'5" x 12'11" (4.4m x 3.96m)

Double panelled radiator, built-in wardrobe with sliding mirror doors, double glazed window to front.

Bedroom 3

14'4" x 9'9" (4.37m x 2.98m)

Double glazed window to front, built-in wardrobe, coved ceiling, radiator.

First Floor

Galleried Landing:

Ideal relaxing area to read or study.

Master Bedroom:

17'1" x 16'2" (5.23m x 4.95m)

Double glazed velux windows; range of built-in wardrobes; double panelled radiator; double glazed window to front; open access to:

Walk-in Dressing Room:

10'9" x 8'2" (3.28m x 2.51m)

Double glazed window overlooking front; dressing table unit; double panelled radiator; access to:



En-Suite Bathroom:

Four piece suite comprising bath; pedestal wash hand basin; low level W.C; bidet; floor and wall tiling; heated chrome towel rail; inset spotlighting.

Outside:

Driveway leading to single car garage; grassed gardens; side access leading to rear terraced garden overlooking stream. Dwarf stone wall and patio; raised beds. To the front of the property there is a lawned front garden; driveway parking and access to integral car garage with up and over door 6m x 3.31m - window to side elevation.

Services:

We understand that mains water, electricity, gas and drainage are connected to the property. Gas fired central heating.

Directions:

Proceed from Llanrwst in the direction of Betws Y Coed, turn right into Parc Yr Eryr development and follow the road around to Parc Conwy and no 6 will be viewed at the far end of the cul-de-sac.

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.

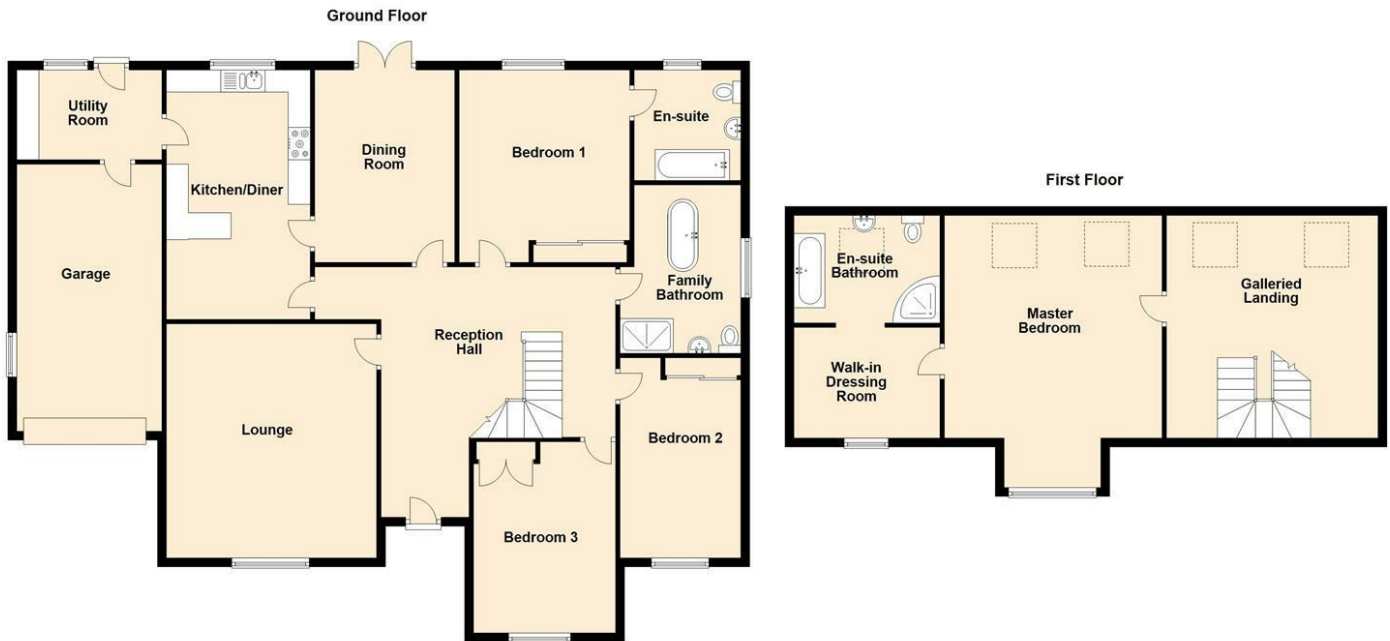
Council Tax:

Conwy County Borough Council - Band F





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	



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.

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