



Apt 14 Victoria Court

Llanrwst Conwy LL26 0GA
£164,500

A superb 2 bedroom self contained ground floor apartment occupying a convenient setting overlooking the historic stone bridge, within easy access of town centre and all amenities.

Modern purpose built apartment forming part of the Cwrt Victoria development enjoying open front aspect and views. Central heating and double glazing. Modern kitchen and bathroom. Affording communal entrance hallway, reception hall, cloaks/utility cupboard, open plan lounge and dining kitchen, bedroom 1 with en-suite, shower room, bedroom 2. Designated parking included together with additional visitor parking areas. The apartment has direct access onto front of the building from lounge area. 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.

Accommodation:

The accommodation affords: (approximate measurements only)

Communal Entrance Hallway:

Reception Hallway:

radiator; cloak hooks; timber effect flooring. Utility cupboard with plumbing for automatic washing machine and boiler for central heating.

Dining Kitchen and Lounge:

24'1" x 12'11" (7.36m x 3.95m)

Dining Kitchen: Fitted range of base and wall units with complimentary worktops; 1 1/2 bowl stainless steel sink with mixer tap; four plate ceramic hob with extractor hood above; integrated oven below; integrated dishwasher; fridge and freezer; inset spotlighting; timber and glazed sash window overlooking front.

Lounge: TV point; radiator; timber and glazed door leading onto front; timber effect flooring; intercom. Door release system.

Bedroom1 :

14'6" x 8'5" (4.42m x 2.57m)

Sash double glazed window overlooking rear; recessed wardrobe; radiator.

En-suite:

3 piece suite comprising shower enclosure, low level WC, pedestal wash hand basin; frosted sash window; radiator; tiling; shaver point.

Bedroom 2:

8'10" x 10'5" (2.71m x 3.2m)

Sash double glazed window; radiator; fitted wardrobe.

Bathroom:

7'4" x 5'1" (2.24m x 1.55m)

3 piece suite comprising panelled bath with shower above, glazed shower screen, low level WC, Pedestal wash basin; radiator; tiling; wall mounted mirror; inset spotlighting; towel rail.

Outside:

Designated bay parking.

Council Tax Band:

Band 'C' - Conwy County Borough Council

Services:

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

Tenure:

The property is Leasehold, remainder of 125 year lease from January 2009, The shareholder will also benefit from share ownership of the freehold title of the property. Full details will be provided by the agent.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 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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