



10 Trem Arfon

Llanrwst LL26 0BP

£245,000

An immaculately presented Alpine style link detached home in popular residential development on the edge of the town.

INSPECTION HIGHLY RECOMMENDED

Commanding an elevated setting within a small cul-de-sac with distant views towards the Crafnant Valley. Beautifully presented home offering light and airy accommodation together with covered car port, converted garage/ recreational room, En suite master bedroom, rear balcony enjoying views, gas central heating and uPVC double glazing.

Reception Hall, Lounge, Dining / Kitchen, Dining Room, Recreational Room / Study, Utility Room & Cloakroom, Landing, Bedroom 1 with built in wardrobes and en-suite shower room, Family Bathroom, Bedroom. 2. Landscaped beautifully managed gardens to front and rear.



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)

Covered Entrance

Leading to Reception Hall, radiator, coved ceiling, uPVC double glazed front door, understairs storage cupboard with hanging hooks.

Lounge

17'0" x 11'1" (5.19m x 3.38m)

Feature fireplace surround with inset recess light, tiled hearth, TV point, coved ceiling, double panelled radiator, uPVC double glazed bow window overlooking front of property, telephone point.



Breakfast / Kitchen

18'1" x 8'6" reducing to 8'4" (5.52m x 2.61m reducing to 2.56m)

Dining Area with laminated floor, radiator, inset lighting.

Kitchen with range of base and wall units, space for fridge freezer, split level double oven and grill, tall glazed display cupboard, base units with complementary worktops, one and half bowl sink with mixer tap, plumbing for dishwasher, 5 ring gas hob with canopy extractor hood above, integrated under counter fridge, glazed corner with double glazed window overlooking rear and side elevation enjoying extensive views, wall tiling.



Dining Room

11'8" x 7'10" (3.58m x 2.4m)

Laminate floor, uPVC double glazed french windows leading onto rear decking, radiator, coved ceiling, balustrade turn staircase leading off to first floor level.

Converted Garage / Recreational Room

13'5" x 8'7" (4.1m x 2.62m)

This room is a versatile room suitable for a variety of uses and has uPVC double glazed door leading to the covered entrance at front.

Utility Room

6'0" x 4'7" (1.84m x 1.42m)

Plumbing for automatic washing machine, worktop with space below, wall mounted Worcester boiler for central heating and hot water.



Downstairs Cloakroom

Low level W.C, wash hand basin, extractor fan.

First Floor

Landing with roof light window over staircase, built in linen cupboard with shelving, access to roof space.

Bedroom 1

10'10" x 8'11" (3.32m x 2.72m)

With range of built in wardrobe, radiator, uPVC double glazed window and french doors leading onto rear balcony enjoying views towards the Crafnant Valley. Concealed door leading to ensuite shower room, shower enclosure, electric shower, folding glaze door, vanity wash basin, low level W.C, uPVC double glazed window, chrome ladder style heated towel rail.

Bedroom 2

12'9" x 8'7" plus built in wardrobes (3.91m x 2.64m plus built in wardrobes)

Double panelled radiator, uPVC double glazed window to front with open aspect, eve storage cupboard.



Bathroom

7'10" x 5'6" (2.40m x 1.69m)

3 piece suite comprising panelled bath, pedestal wash hand basin, low level W.C , chrome heated towel rail, mixer tap shower above bath with folding glazed shower screen, tiled floor.

Outside

Property occupies a lovely position within a cul de sac, with lawned front garden with variety established shrubs and plants, covered car port, enclosed rear garden with decking, beautifully landscaped garden with lawned area, raised beds, specimen plants and shrubs, raised patio area and side seating area enjoying views, timber garden shed.

Services

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

Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

Council Tax Band

Conwy County Borough Council tax band - "D"

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

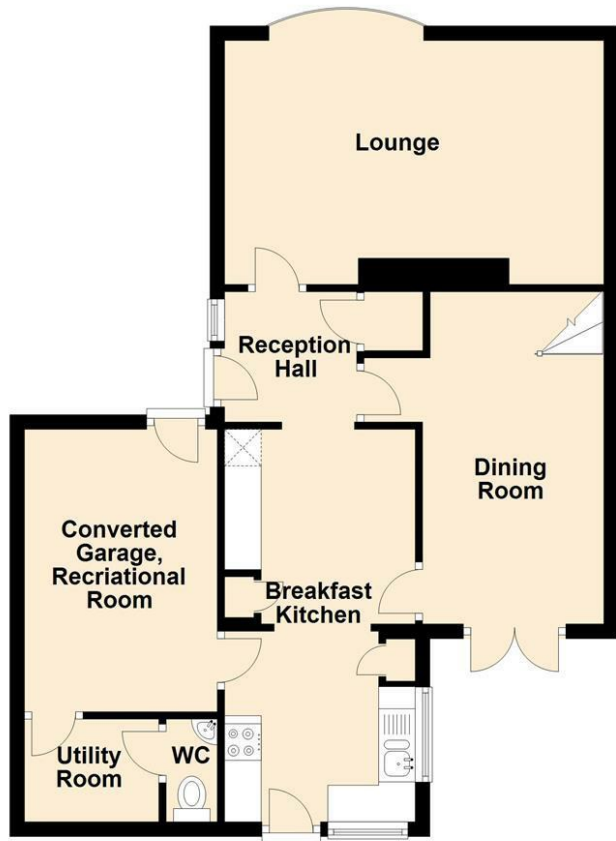
Proceed from the Agents office up Abergele Road, take a left into Trem Arfon and first right into the cul de sac and the property will be viewed on the left hand side.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



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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