



52 Cae Tyddyn

Llanrwst LL26 0BN

£189,500

An immaculately presented 3 bedroom family home in corner plot within a popular residential estate on the outskirts of the town.

Extended, remodelled and refurbished home offering beautifully presented 3 bed accommodation over two floors and a converted attic room. Gas fired central heating, uPVC double glazing, rear sun lounge, landscaped garden, attractive fitted kitchen and modern bathroom. Affording Entrance Lobby, Lounge with multi fuel stove, Dining kitchen, Utility Room, Sun Lounge, Landing, Bedroom 1, Bedroom 2, Bathroom, Inner Landing / Bedroom 3 with staircase leading up to attic converted 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.

The Accommodation Affords
(approximate measurements only)

Front Entrance Lobby with staircase leading off to First Floor Level.

Lounge

12'9" x 12'1" (3.9m x 3.7m)

Feature recess fireplace with multi fuel stove, slate hearth and timber lintel over, TV & Telephone point, uPVC double glazed window overlooking front, timber and glazed door leading through to large Dining / Kitchen.

Dining / Kitchen

15'11" x 9'5" (4.87m x 2.88m)

Range of fitted base and wall units with complementary worktop, one and half bowl sink with mixer tap, integrated dishwasher, stainless steel oven, 4 place ceramic hob, stainless steel and glass extractor above, wine rack, integrated fridge freezer, understairs storage cupboard, radiator.



Utility Room

9'2" x 4'3" (2.8m x 1.3m)

Recessed shelving with wall mounted central heating boiler, plumbing for automatic washing machine and space for dryer, cloak hooks.

From kitchen square archway leading through to:

Sun Lounge

11'1" x 9'5" (3.39m x 2.88m)

uPVC double glazed windows, insulated roof with inset lighting, TV point, double glazed french doors leading onto rear garden.

First Floor Level

Landing

Bathroom

5'9" x 5'1" (1.77m x 1.56m)

3 piece suite with shower above bath, shower screen, pedestal wash hand basin, low level W.C, ladder style towel rail.

Bedroom 2

9'7" x 7'6" (2.93m x 2.3m)

Radiator, double glazed window overlooking rear.

Bedroom 1

14'4" x 8'10" (4.37m x 2.71m)

Radiator, uPVC double glazed window overlooking front.

Inner Landing / Bedroom 3

11'5" x 6'6" (3.49m x 2m)

Currently provides dressing area with staircase access leading to converted attic room which is currently used by the owners as their main bedroom.

Attic Room

14'11" x 9'10" (4.57m x 3m)

Recessed cupboards to either side, double glazed Velux windows, column radiator, inset spotlighting.

Outside

Property occupies a corner plot, has an attractive landscaped rear garden with grassed area, flagged patio, concrete sectional store / workshop. Side access, twin timber gates with access onto rear hardstanding. Front of the property there is an enclosed small forecourt garden area.

Services

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

Council Tax Band

Conwy County Borough Council tax band - D



Agents Note

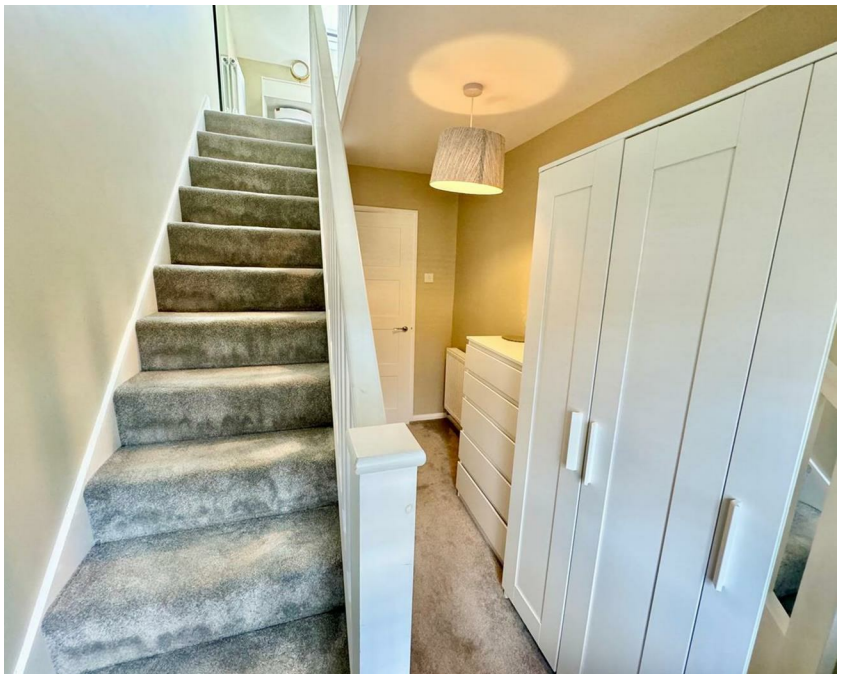
Please note that the attic has been converted and is currently used as a bedroom but this was NOT undertaken with building regulation approval therefore we can't officially call it a Bedroom - However the Inner landing could be reverted back into a 3rd bedroom if one was to remove the staircase.

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

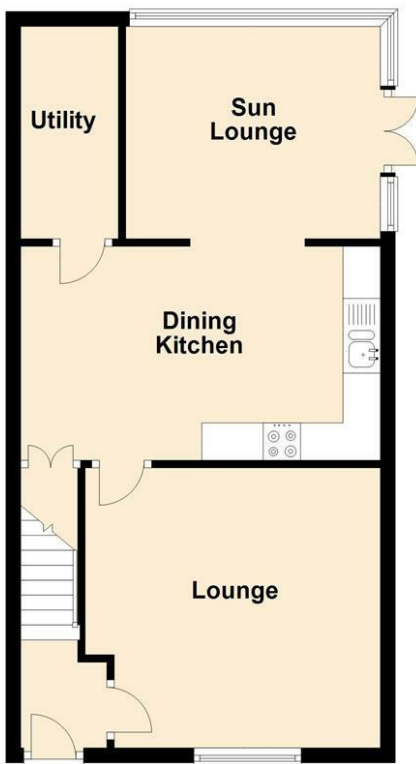
Proceed from the Agents office up Denbigh Street, turn left into Regents Park, bear right up Cae Tyddyn, continue right to the end bearing sharp right, continue half way up and No 52 will be viewed at the far end of the terrace overlooking field.



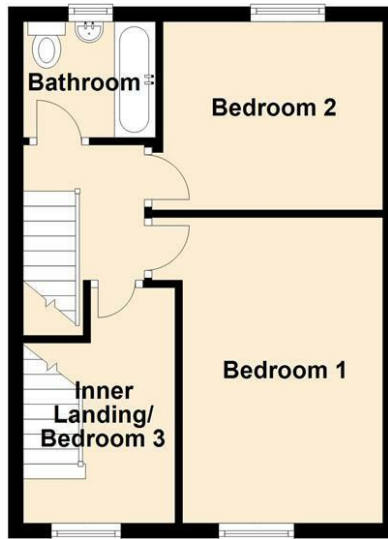


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



Second 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.

Iwan M Williams Estate Agents

5 Denbigh Street
Llanrwst
Conwy
LL26 0LL

Tel: 01492 642551
Email: enq@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

