



Maes Briallen

Llanddoged LL26 0DZ



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

Maes Briallen

Llanddaged LL26 0DZ

£279,500

A beautifully maintained double fronted home set in landscape gardens in a quiet cul de sac in a popular rural village.

VIEWING HIGHLY RECOMMENDED

Situated in a lovely setting with attractive well maintained level gardens to front and rear, detached car garage and driveway parking. An immaculate home with the benefit of central heating, double glazing, views to all direction. Affording Reception Hall with balustrade turned staircase, Lounge with patio doors leading onto rear garden and Oak flooring, Kitchen and rear porch, Landing, 2 Double Bedrooms and Shower Room. Convenient setting with 2 miles of the traditional market town of Llanrwst in the Conwy Valley.

NO ONWARD CHAIN



Location

The property is situated within 2 miles of the traditional market town of Llanrwst in the Conwy Valley, occupying a delightful rural setting. Llanrwst is a traditional market town with a range of shops and facilities for everyday needs. The inland tourist resort of Betws Y Coed is approx 5 miles away.

The Accommodation Affords
(Approximate Measurements Only)

Covered Entrance

Reception Hall, uPVC double glazed door and side window, turn balustrade staircase leading off to First Floor Level, double panelled radiator, Oak flooring.

Lounge 19'7" x 13'0" (5.97m x 3.97m)

Two double panelled radiators, feature fireplace with coal effect gas fire, Adam style timber surround, sliding patio doors leading onto rear garden, alcove recess, TV and telephone point, uPVC double glazed side and front windows enjoying views, engineered Oak flooring.

Dining Room 11'3" x 8'4" (3.44m x 2.56m)

Engineered Oak flooring, uPVC double glazed window overlooking front, coving, timber and glazed door leading onto rear kitchen.

Kitchen 11'4" x 10'11" (3.46m x 3.33m)

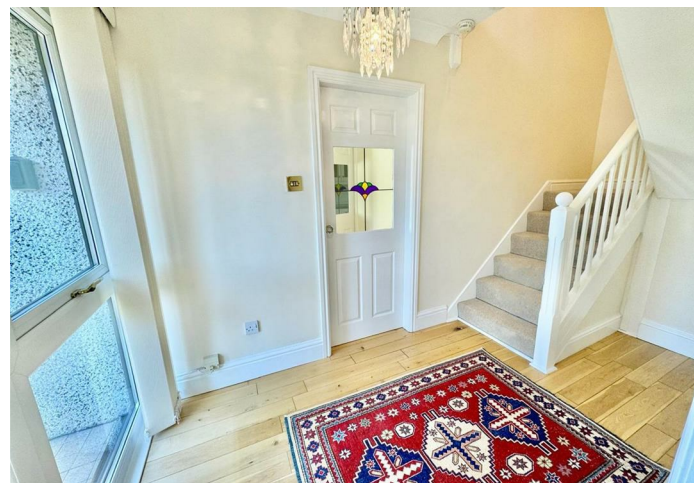
Fitted range of base and wall units with complementary worktops, 1.5 bowl sink, plumbing for automatic washing machine, electric cooker point, canopy stainless steel extractor above, uPVC double glazed window to rear, space for fridge freezer, double panelled radiator, archway leading to rear entrance porch with door leading outside to garden.

First Floor Landing

Access to roof space.

Bedroom 1 11'5" x 13'0" (3.49m x 3.98m)

uPVC double glazed window overlooking front and Velux double glazed window to rear, double panelled radiator, TV point, coving.



Bedroom 2 12'9" x 10'5" (3.9m x 3.2m)

uPVC double glazed window overlooking side elevation, double panelled radiator, range of built in wardrobes along one wall, built in airing cupboard with cylinder and slatted shelving.

Shower Room

Large walk in shower with glazed screen, low level W.C, pedestal wash hand basin, fully tiled walls and floor, ladder style heated towel rail.

Outside

The property occupies a lovely corner position with level lawned gardens to front and rear, established shrubs and plants, large side flagged patio and drying area, detached car garage with up and over door.

Services

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

Council Tax Band

Conwy County Borough Council Tax Band - TBC

Viewing Llanrwst

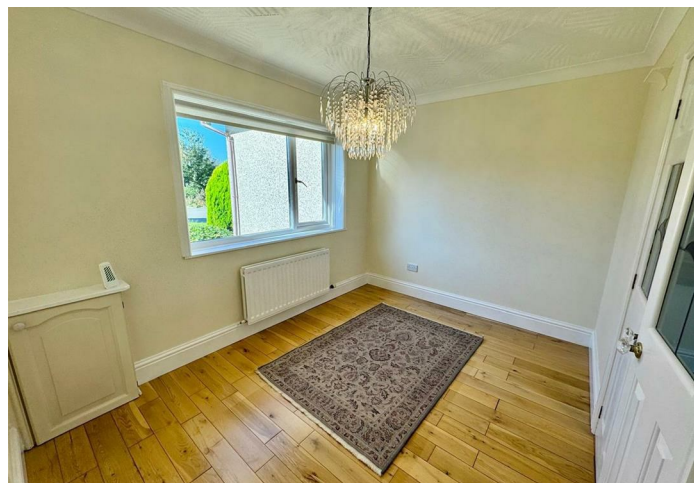
By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

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.

Directions

Enter the village of Llanddaged, located North East of Llanrwst, continue right of ancient church and then first



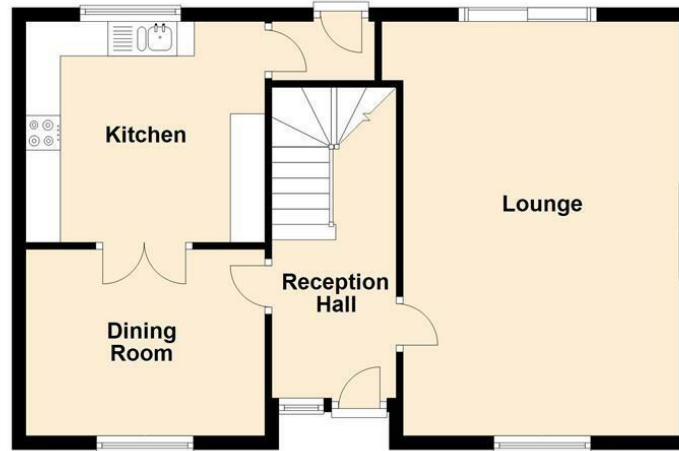
left immediately before the school into Ffordd Trwyn Swch. Take next left into Tyddyn Mali and property will be viewed on right within this small cul-de-sac.



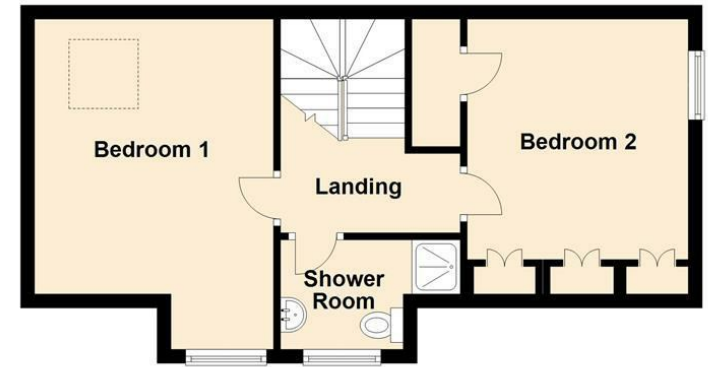
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E	28	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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 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 option must be treated as given on the same basis as these particulars.

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.
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