



Llys Erin Cae Llan

Llanrwst LL26 0DH

£249,500

A well presented, recently upgraded and refurbished 3 bedroom semi detached house, occupying a substantial corner plot.

Located in a popular residential area within level walking distance of the Town centre with a sizeable garden area, driveway providing ample off road parking and garage. Affording entrance vestibule, reception hall, lounge, breakfast kitchen, utility room, landing, bedroom 1, bedroom 2, bedroom 3, bathroom. Gas fired central heating and uPVC double glazing. New carpets throughout.

Ideal family home in a convenient setting with no onward chain.

Viewing Recommended.



Tel: 01492 642551

<https://www.iwanmwilliams.co.uk>



Location

The Accommodation Affords:
(Approximate measurements only)

Front Entrance Vestibule
uPVC double glazed window and door.

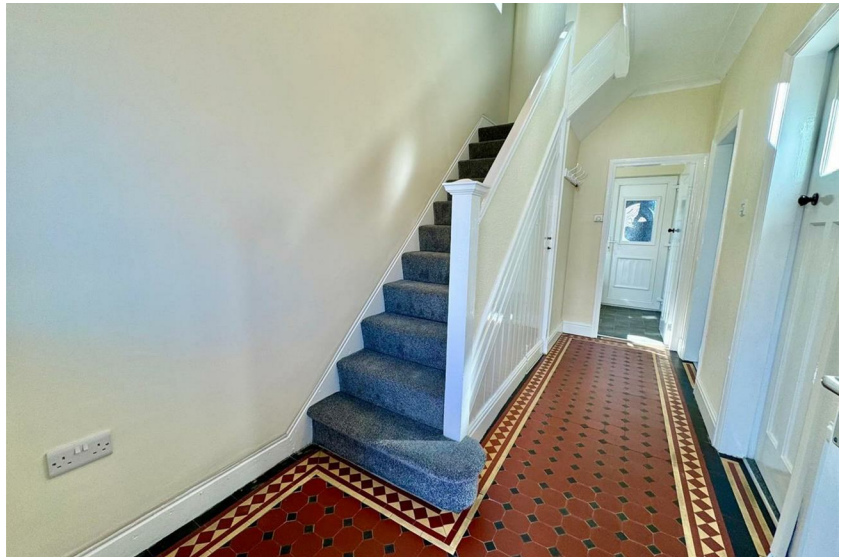
Reception Hall
Attractive style tiled floor, double panelled radiator, staircase leading off to first floor level, understairs storage cupboard, electric meter.

Lounge
13'1" x 11'9" (3.99m x 3.59m)
Feature fireplace timber surround with tiled inset, coal effect gas fire, picture rail, coved ceiling, double panelled radiator, uPVC double glazed bay window to front elevation, t.v. point.

Kitchen / Diner
12'10" x 10'5" (3.93m x 3.2m)
Fitted range of modern base and wall units with complimentary worktops, 1.5 bowl sink with mixer taps, plumbing for dishwasher, double panelled radiator, gas cooker point, stainless steel extractor hood above, radiator.

Utility Room
6'6" x 6'1" (1.99m x 1.86m)
Single drainer sink, plumbing for automatic washing machine and space for dryer, radiator, wall mounted Baxi boiler for heating and hot water, uPVC double glazed door and window to rear.

First Floor Level



Spacious Landing

Bedroom 1

11'8" x 10'10" (3.58m x 3.32m)

uPVC double glazed window overlooking front enjoying views, picture rail, radiator.

Bedroom 2

10'9" x 10'9" (3.29m x 3.28m)

uPVC double glazed window, picture rail, radiator.

Bedroom 3

8'9" x 8'0" (2.68m x 2.44m)

uPVC double glazed window overlooking front, radiator, picture rail.

Bathroom

8'10" x 6'2" (2.7m x 1.89m)

'P' shaped panelled bath with shower above, vanity wash basin, low level w.c. chrome ladder style heated towel rail, extractor fan, uPVC double glazed window.

Outside

The property occupies a large corner plot with sizeable side and rear gardens, hard landscaped front garden with hardstanding providing ample off road parking, detached car garage (5.5m x 2.82m) with up and over door, rear personal door.

Rear Store / Laundry Room

11'5" x 9'3" (3.48m x 2.83m)

Electric sockets.

Outside

Coal storage shed. Outside w.c. with low level suite.

The rear garden is enclosed and has pedestrian access leading onto service lane.

Services

Mains water, electricity, gas and drainage are 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

Proof Of Funds

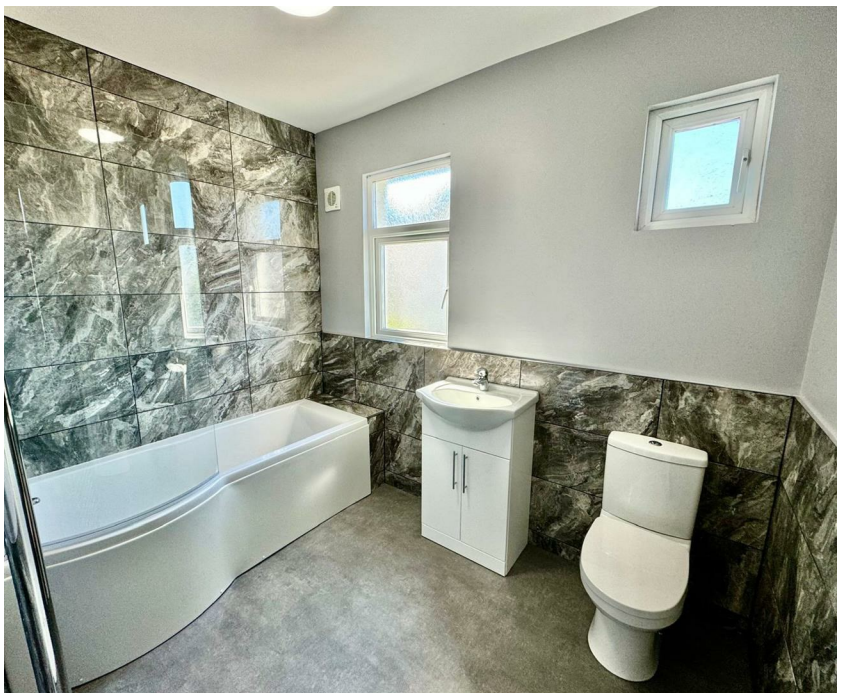
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases:

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.

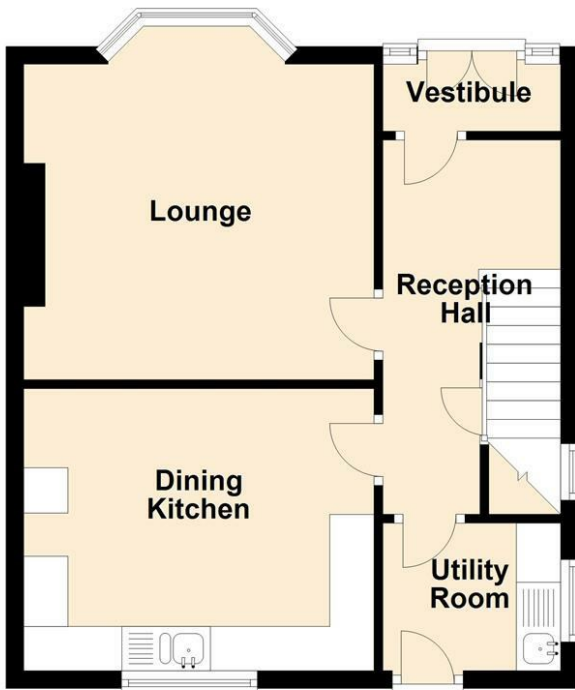
Directions

From Llanrwst Town centre, proceed along the A470 in the Llandudno direction, turn right just before the Meadowsweet Hotel into Parry Road and take the first right turning into Cae Llan, the property will be viewed a short distance on the right hand side.

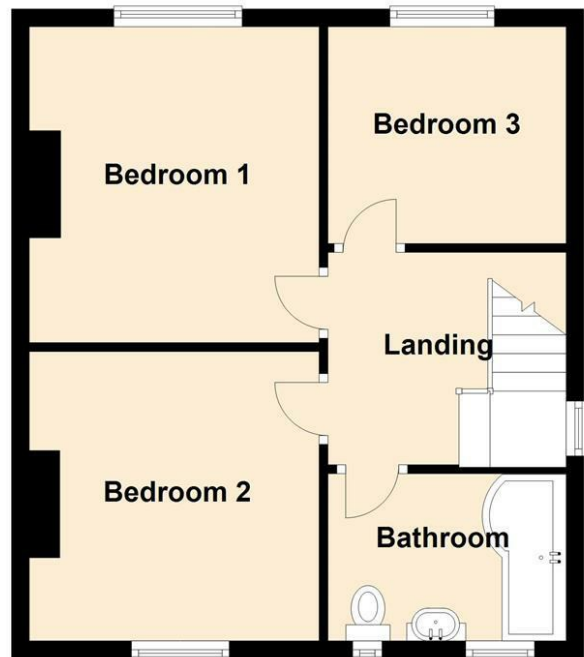


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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