



14 Maes Mawr

Llanrwst LL26 0HW

£215,000

A well presented 3 bedroom semi detached family home in a popular cul de sac of similar style housing. Locate on level with walking distance of school, leisure centre and town centre.

Well presented home with garden to front and rear, side driveway and converted garage now providing store and Utility Room but could be easily restated if required. Central heating and uPVC double glazing. Affording Hallway, Large Lounge and Dining Room Kitchen, Rear Passageway, Utility Room, 3 Bedrooms and Shower Room. Ideal family home in popular setting.

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.

The Accommodation Affords
(Approximately Measurements Only)

Reception Hall

Under stairs storage cupboard and electric metres, radiator, uPVC double glazed door and window to front elevation.

Lounge & Dining Room

25'1" x 12'3" reduced by 9'2" by dining area (7.65m x 3.75m reduced by 2.8m by dining area)

Lounge - pebble effect gas fire, radiator, TV point, coved ceiling.

Dining Area - radiator, coved ceiling, sliding patio doors leading onto rear garden.

Kitchen

9'9" x 8'11" (2.99m x 2.74m)

Fitted range of base and wall units with complementary worktops, stainless steel cooker 4 ring gas hob, concealed extractor above, one and half bowl sink with mixer taps, built-in cupboard housing BAXI central heating boiler, integrated fridge freezer, uPVC double glazed to rear, uPVC double glazed door leading to side passageway with uPVC double glazed front door and also uPVC double glazed door leading rear garden.



Utility Room

9'3" x 9'9" (2.82m x 2.99m)

Base units, plumbing for automatic washing machine, wall cupboards, timber and glazed rear door.

Former garage / Store - (4.54m x 2m - extending to 3.85 "L" shaped) up and over garage door, power connected.

First Floor Level

Landing with uPVC double glazed window to side elevation, coved ceiling.

Bedroom 1

12'9" x 11'4" (3.9m x 3.47m)

uPVC double glazed window overlooking front, radiator, wall lights.

Bedroom 2

11'5" x 11'11" (3.48m x 3.64m)

uPVC double glazed window, radiator, access to roofspace - boarded for storage and has a built-in ladder as part of the access hatch.

Bedroom 3

8'0" x 6'6" (2.45m x 2m)

Built-in wardrobe and bedside cabinet, radiator, TV point.

Shower Room

6'6" x 5'4" (2m x 1.65m)

concealed cistern W.C, corner shower enclosure, vanity wash basin, with mirror above, shaver point, ladder style heated towel rail.

Outside

Property has hardstanding and driveway providing off road parking, grassed front garden, enclosed rear garden with patio area and grassed areas, raised borders, South facing enjoying sunny aspect. To the rear of the former garage there is an enclosed store area.

Services

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

Council Tax Band

Conwy County Borough Council Tax Band - "D"

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

Proceed from the agents office out towards Betws Y Coed, turn left opposite the former Birmingham garage and immediately right up Nebo Road, take the first right into Maes Mawr and the property will be viewed at the far end facing you.

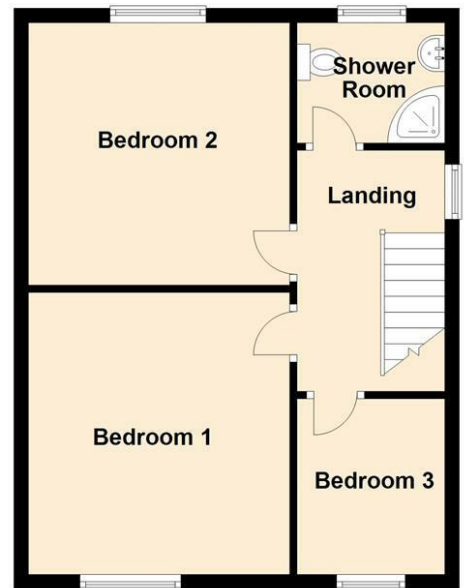


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B	73	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



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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