



## 4 John Street

Llanrwst LL26 0DR

£229,950

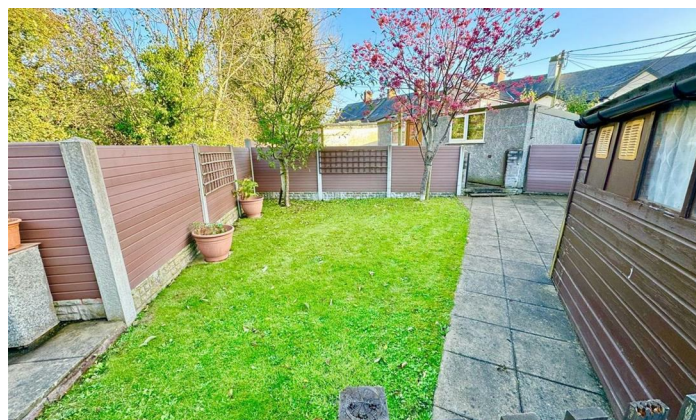
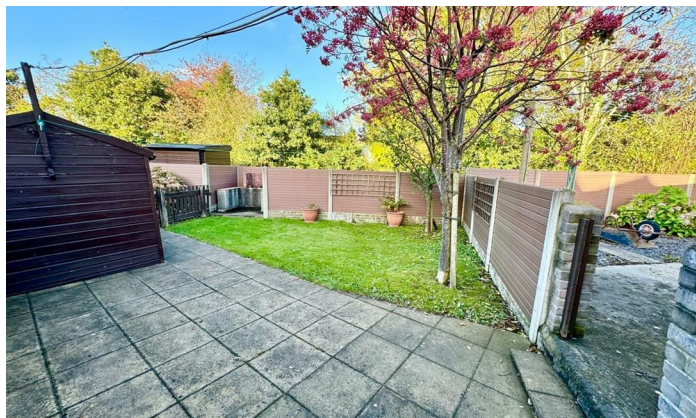
A spacious, immaculately presented and largely extended 3-bedroom inner terrace cottage with large garden and garage.

Situated in a popular edge of town setting within level walking distance of shops and services.

Improved and upgraded over the years offering superb family sized accommodation with large rear garden, garage and workshop. Ample parking located to rear. Central heating and uPVC double glazing, Large modern fitted kitchen and modern bathroom.

Affording Reception Hall, Lounge and Dining Room, Breakfast Kitchen, Landing, Bedroom 1, Bedroom 2, Bedroom 3, Shower Room. Courtyard leading to lawned rear garden, Large Patio area with BBQ, Garage and Workshop.

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)

Covered Front Entrance Porch

Hallway

uPVC double glazed Front Door, radiator, coved ceiling. Staircase leading off to First Floor Level. Oak doors leading off to :

Through Lounge & Dining Room

22'11" x 10'2" (7m x 3.1m)

Oak flooring, uPVC double glazed bay window overlooking front, coved ceiling, 2 x radiator, TV point, Feature Adam style fireplace surround, uPVC double glazed window overlooking rear, understairs storage cupboard.

Breakfast / Kitchen

20'3" x 7'3" (6.19m x 2.23m)

Fitted range of base and wall cupboards with complementary granite worktops, inset sink and drainer, mixer tap, space and plumbing for washing machine, electric oven point, stainless steel and glass extractor above, wall and floor tiling, integrated fridge freezer, uPVC double glazed windows and rear door. Inset spotlighting, Breakfast / Dining area with radiator, uPVC double glazed window to rear.

First Floor Level

Spacious Landing, access to roof space.





### Bedroom 1

13'8" x 10'4" (4.18m x 3.17m)

Radiator, uPVC double glazed window overlooking front, fitted wardrobes and drawer units.

### Bedroom 2

12'2" x 8'3" (3.72m x 2.53m)

uPVC double glazed window overlooking rear, radiator. Built-in cupboard / wardrobe.

### Bedroom 3

10'2" x 8'2" (3.1m x 2.51m)

Skylight window, uPVC double glazed window overlooking rear, wall mounter Worcester combi boiler, radiator.

### Shower Room

10'2" x 4'5" (3.1m x 1.37m)

Large walk in shower enclosure, pedestal wash hand basin, low level W.C, floor and wall tiling, chrome ladder style heated towel rail.

### Outside

Large rear garden subdivided into separate areas including hard landscaped patio and BBQ area, lawned garden with hardstanding for timber garden shed,. Outside workshop / Store - block built with uPVC double glazed windows and door, additional car garages. High level gates leading to hardstanding and off road parking.

### Services

Mains gas, water, electricity 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](mailto:enq@iwanmwilliams.co.uk)

### Council Tax Band

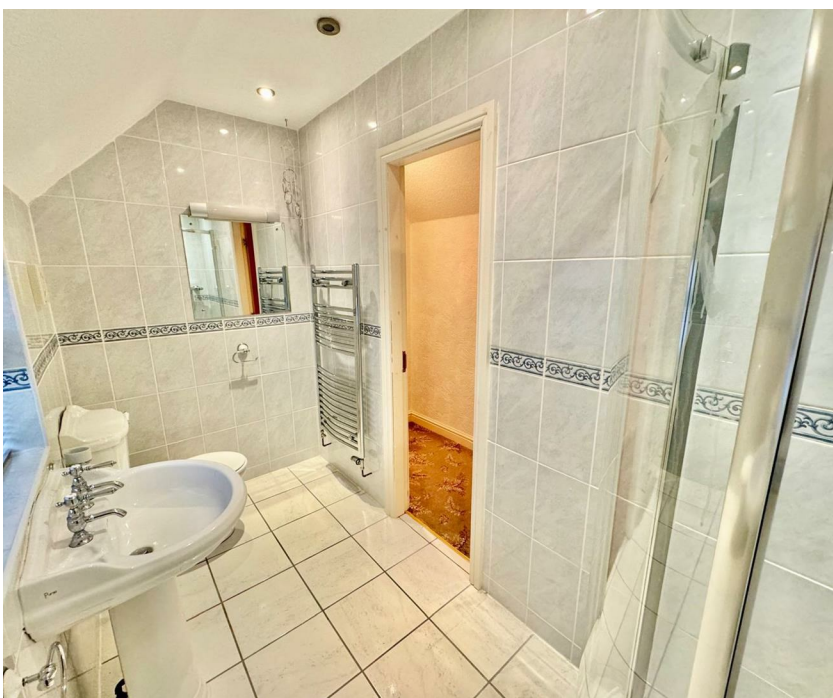
Conwy County Borough Council Tax Band - "D"


### 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.

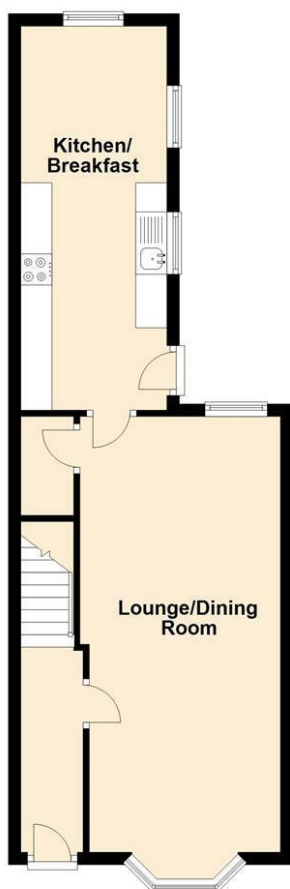
### Directions

Proceed from Agents office up to the crossroads and turn left onto Tal y Bont Road, follow the road for approx 800 mtrs and turn 1st next left onto Parry Road, then 1st right into George Street, proceed for approx 100mts then turn right into John Street and the property will be viewed on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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 option must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

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