



2 Felin Isa

Llanrwst LL26 0BB

£145,000

A delightful 2 bedroom inner terrace cottage in a quiet popular setting within walking distance of the town centre, playing field and doctor's surgery.

INSPECTION RECOMMENDED

Located in a terrace of four similar cottages on the outskirts of the town centre in a private setting. Spacious 2 bedroom character accommodation together with parking and small outside sitting area. Affording Entrance Porch, Lounge with Inglenook style fireplace and beamed ceilings, Breakfast Kitchen, Landing, Bedroom 1, Bedroom 2, Bathroom. Gas fired central heating and uPVC double glazing. Rear outhouse / Utility and Store.

IDEAL FIRST TIME BUYER HOME



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 Porch

uPVC double glazed windows and door.

Lounge

13'8" x 13'5" (4.19m x 4.1m)

Feature Inglenook style recess fireplace with raised hearth and timber lintel over. Beamed ceiling, uPVC double glazed window overlooking front, double panelled radiator, cloak hooks, under stair storage, TV point. Pine and glazed door leading through to:

Breakfast Kitchen

13'7" x 6'2" (4.15m x 1.88m)

Fitted base and wall units with complementary worktops, single drainer sink, space for fridge, electric cooker point, uPVC double glazed window overlooking rear, double panelled radiator, telephone point, uPVC double glazed rear door lead to outside.



First Floor

Landing

Bedroom 1

9'6" x 10'5" (2.92m x 3.19m)

uPVC double glazed window overlooking front, radiator, access to roofspace, built-in storage cupboards.

Bedroom 2

11'8" x 8'11" reducing to 6'6" (3.56m x 2.73m reducing to 2m)

uPVC double glazed window overlooking rear, double panelled radiator, shelving, built-in former cylinder cupboard.

Bathroom

4'7" x 8'0" (1.4m x 2.46m)

Three piece suite comprising panelled bath, pedestal wash hand basin, low level W.C, wall tiling, shaver point, uPVC double glazed window to rear.

Outside

Property has a brick paved front parking and garden area. To the rear there is a block built Utility / Store Room 2.99m x 1.44m, wall mounted central heating boiler, plumbing for automatic washing machine, space for freezer. Separate outside fuel store.

Services

Mains water gas electricity and drainage connected to the property.

Council Tax Band

Conwy County Borough Council Tax Band - B

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.

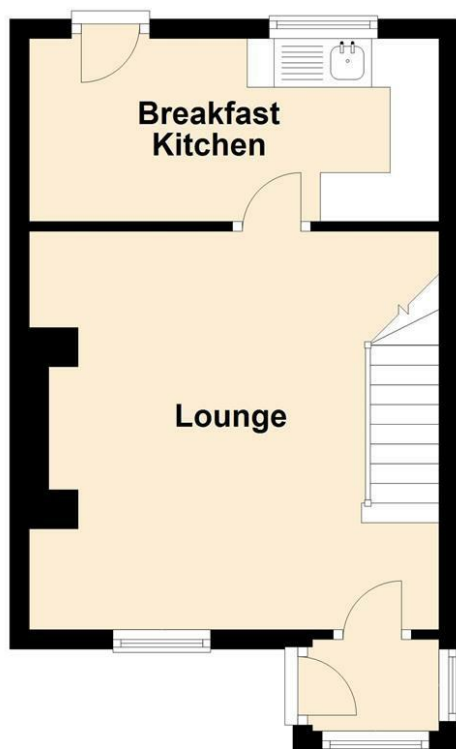
Directions

From the Agents office proceed up Denbigh Street to the crossroads, turn left into Regents Park and immediately right continue up to the playing field and continue pass the back Trem Arfon estate towards the mill and follow the road round to the right and the property will be viewed on the right hand side.

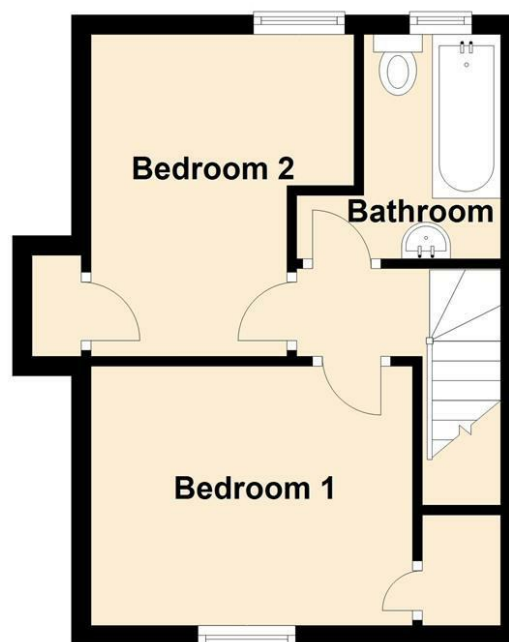


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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 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>

