



4 Trem Arfon

Llanrwst LL26 0BP

£249,500

A well presented link detached 3 bedroom home occupying a spacious corner plot in a popular residential estate on the outskirts of the Town. NO CHAIN.

VIEWING HIGHLY RECOMMENDED.

Located in a slightly elevated corner plot on the edge of a cul de sac, commanding extensive views across the Conwy Valley. Extended and re-modelled, offering light and airy accommodation over two floors.

Affording entrance porch, small hallway, lounge, large dining kitchen, rear hall with cloakroom and w.c. access to integral garage. Landing, bedroom 1 and 3, bedroom 2, shower room. The main bedroom is currently laid out as one large bedroom, comprising of bedroom 1 and 3, but could easily be re-instated into two separate bedrooms.

Attractive well maintained gardens to front and rear. Ideal family 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 door and windows, tiled floor. Entrance hall with staircase leading off to first floor level, radiator.

Lounge

15'5" x 11'9" (4.71m x 3.6m)

Tiled fireplace surround, coal effect gas fire, tiled hearth, uPVC double glazed bow window to front, enjoying views, double panelled radiator, coved ceiling, t.v. point.

Large Dining Kitchen - L shaped

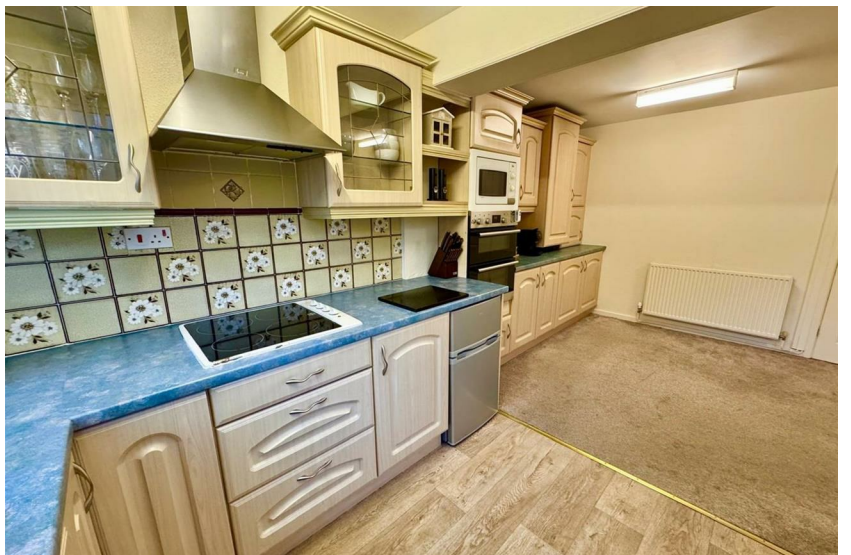
14'9" x 8'9" + 7'0" x 8'2" (4.52m x 2.69m + 2.15m x 2.51m)

Fitted range of based and wall cupboards with complimentary worktops, single drainer sink with mixer tap, plumbing for automatic washing machine, integrated fridge, four plate ceramic hob with canopy stainless steel extractor above, stainless steel double oven, microwave oven, uPVC double glazed window overlooking rear and uPVC double glazed rear door.

Dining area with understairs storage cupboard and doorway leading to rear entrance hall, uPVC double glazed rear outer door.

Cloakroom

Radiator, wash basin, low level w.c. uPVC double glazed window.



Doorway from rear hallway leading to attached car garage.

Car Garage

16'4" x 8'3" (5.0m x 2.53m)

Garage with roller shutter door, light and power connected, gas and electric meters, wall mounted Ideal central heating boiler.

First Floor Landing

Built in linen cupboard, uPVC double glazed window overlooking side, radiator.

Wet Room

Comprising electric shower, low level w.c. vanity wash basin, radiator, uPVC double glazed window.

Bedroom 1

14'11" x 11'1" reducing to 9'5" (4.56m x 3.4m reducing to 2.88m)

This room comprises of original Bedroom 1 and 3, but could easily be re-instated if required. Two uPVC double glazed windows overlooking front enjoying extensive views, two radiators, built in wardrobe with mirror fronted doors, overstairs storage cupboard.

Bedroom 2

8'7" x 9'2" (2.63m x 2.81m)

Built in wardrobes, sliding mirror doors, uPVC double glazed window overlooking rear.

Outside

The property occupies a spacious corner plot and has grassed gardens with a variety of established shrubs and plants to front, brick paved driveway providing off road parking and access to garage, gated pedestrian side access leading to enclosed garden and courtyard with outside water tap, steps leading up to flagged patio area and outside timber built summer house, raised beds. Timber garden shed.

Services

Mains water, electricity, gas and drainage are connected to the property, gas fired central heating.

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.

Council Tax

Band C.

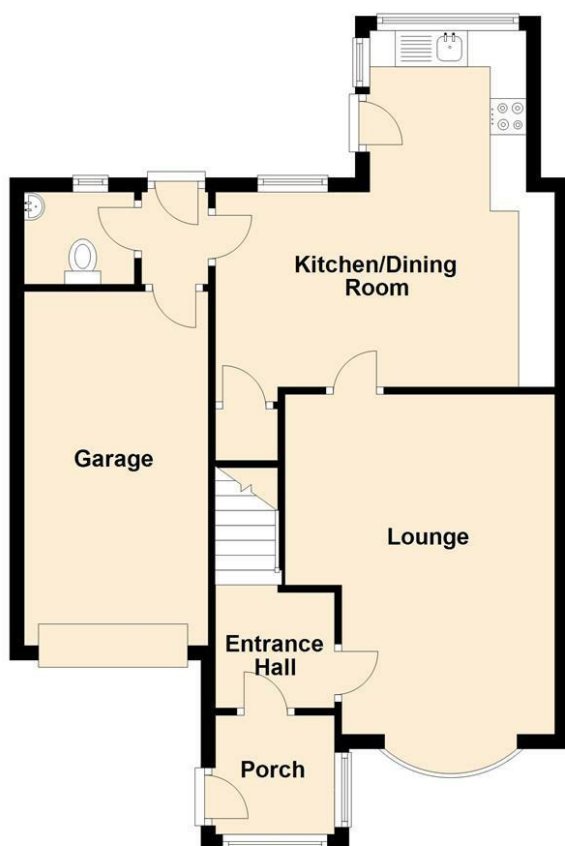
Directions

Proceed from the Agent's office up Denbigh Street and continue up Abergele Road, turn left into Trem Arfon and the property will be viewed a short distance on the right hand side, occupying a corner plot.

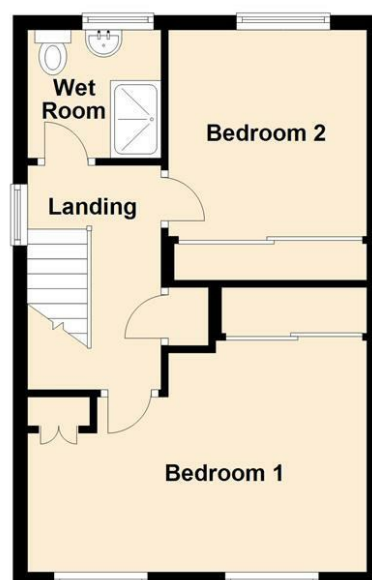


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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>

