



Flat 1, Gwenfor Station Road

Llanrwst LL26 0DS

£84,500

A well presented self contained ground floor flat in a popular location, enjoying open countryside views to front.

Located adjacent to the main road leading into the traditional market Town of Llanrwst, enjoying an open front aspect with views extending over farmland to hillside beyond. Forming part of a three storey Victorian town house offering one bedroom ground floor accommodation, together with rear courtyard, parking and garage. Gas fired central heating and double glazing. Affording communal entrance, reception hall, lounge, bedroom, bathroom, breakfast room, kitchen, utility and store area. Large basement. Freehold - one third maintenance obligations.



Tel: 01492 642551

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



Location

The Accommodation Affords:
(Approximate measurements only)

Communal Front Hallway

Leading to Flat 1. Door and slate steps lead down to basement room.

Reception Hall

Laminated floor, radiator, door leading to basement.

Dining / Breakfast area

9'2" x 5'7" (2.8m x 1.71m)

Radiator, tiled floor, wall mounted Glowarm central heating boiler, uPVC double glazed window to side.

Kitchen

9'10" x 5'10" (3.0m x 1.78m)

Fitted base and wall units with complimentary worktops, inset stainless steel oven, four plate hob and filter extractor, single drainer sink, plumbing for automatic washing machine.

Rear Store / Utility

10'5" x 5'8" (3.19m x 1.75m)

Double panelled radiator, tiled floor, uPVC double glazed rear door and window., wall lights.



Bathroom

6'4" x 6'3" (1.95m x 1.91m)

uPVC double glazed window overlooking side, panelled bath with mixer tap shower above, vanity wash basin, low level w.c. extractor fan.

Lounge

11'11" x 14'7" (3.65m x 4.45m)

Radiator, uPVC double glazed window overlooking front enjoying views, t.v. point.

Bedroom 1

13'11" x 13'7" (4.26m x 4.16m)

Double panelled radiator, uPVC double glazed window, telephone point.

Outside

The property has a communal front garden area and side vehicular access to hardstanding for parking for 2 vehicles. Garage with up and over door. The ground floor flat has an enclosed courtyard style garden, ideal for private outside seating.

Services

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

Agent's Note

Please note that the basement rooms are subject to periodic flooding when the water table is high, therefore the downstairs rooms cannot be used as additional accommodation.

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.

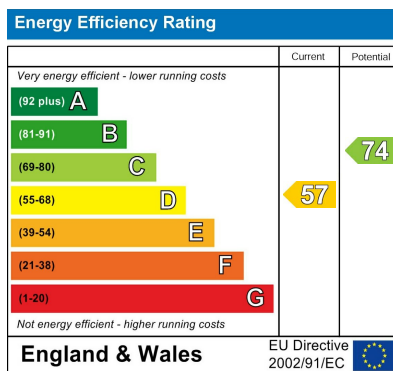
Council Tax

Band B.

Directions

From the Town centre, proceed along the A470 towards Llandudno, after the Meadowsweet Hotel, the property will be viewed within a short distance on the right hand side, just before the zebra crossing.





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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