



15a Maes Mawr

Llanrwst LL26 0HW

£165,000

A beautifully presented semi detached house occupying a private corner setting on a cul-de-sac of similar type dwellings.

Improved and upgraded, benefiting from uPVC double glazing, modern kitchen and shower room, kitchen, 2 bedrooms and large shower room. Garden and ample parking. Private corner setting.

Viewing highly recommended.



Tel: 01492 642551

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



Location

Situated within level walking distance of all shops, train 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)

Entrance Hall

uPVC double glazed front door, radiator, staircase leading off to first floor level.

Living & Dining Room

16'11" x 9'3" ext. 12'1" max (5.18m x 2.82m ext. 3.7m max)

uPVC double glazed window overlooking front, under stairs storage cupboard, two radiators, timber fireplace surround with stone inset and hearth, electric meters, TV and telephone point.

Kitchen

12'1" x 7'2" (3.69m x 2.19m)

Fitted range of base and wall units with complementary worktops, porcelain single drainer sink with mixer tap, stainless steel oven, ceramic hob, glazed and stainless steel extractor canopy over, wine rack, space for fridge, space and plumbing for automatic washing machine, built-in cupboard housing "Potterton" gas central heating boiler, wall tiling.



First Floor Landing

Radiator, access to roof space.

Bedroom 1

12'2" x 9'10" (3.73m x 3.0m)

Radiator, uPVC double glazed window to side elevation with open aspect and views, telephone point, built-in linen storage cupboard.

Bedroom 2

8'9" x 6'4" (2.69m x 1.94m)

Radiator, uPVC double glazed window to side elevation with open aspect and views.

Shower Room

Large contemporary shower enclosure with glazed screen, wall and floor tiling, pedestal wash hand basin, low level w.c. radiator, spotlighting.

Outside

Attractive corner plot, hardstanding providing ample car parking area to front, side and rear flagged garden, outside lighting.

Services

Mains water, electricity, gas and drainage are 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

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

From the Town centre, follow the A470 out towards Betws y Coed, turn left opposite the Birmingham Garage and immediate right into Nebo Road. Take next turning left into the estate and the property will be viewed on the right hand side in end corner plot



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(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	

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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