



## Ty Cornel Watling Street

Llanrwst LL26 0LS

£145,000

A spacious end terrace house, occupying a convenient Town centre setting, within easy walking distance of shops, bus station, school and all other amenities.

A modern home with the benefit of gas fired central heating and uPVC double glazing. Well appointed and generally proportioned accommodation, comprising entrance lobby, lounge and dining room, breakfast kitchen, utility and cloak room, landing, 2 double bedrooms, both with en-suite facilities. Rear parking or outside garden area.

Ideal first time buy or retirement property.

VIEWING 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)

### Entrance Hall

uPVC double glazed front door leading to small entrance lobby with staircase leading off to first floor level.

### Lounge

15'7" x 15'1" (4.76m x 4.6m)

Feature Adam style fireplace surround with inset coal effect electric fire, coved ceiling, t.v. point, uPVC double glazed window overlooking front of property, understairs storage cupboard. Twin timber and glazed doors leading through to rear breakfast kitchen.

### Breakfast Kitchen

15'3" x 8'8" (4.66m x 2.66m)

Fitted range of base and wall units with complimentary worktops, inset single drainer sink, split level double oven and grill, integrated fridge, four plate ceramic hob and canopy concealed filter extractor above, uPVC double glazed window overlooking side and rear elevation, doorway leading through to rear entrance lobby,.





### Downstairs Cloakroom

Low level w.c. washbasin, heated towel rail, wall mounted mirror and light.

### First Floor Landing

Access to roof space.

The property is currently set up as 2 large double bedrooms with en-suite, however it was originally a 3 bedroom property and could easily be re-instated if wanted.

### Bedroom 1

12'9" x 9'1" (3.91m x 2.78m)

Plus en-suite and dressing area, fully fitted range of bedroom units, comprising wardrobes, overhead storage and bed side cabinets, shelving and drawer units. Dressing area with floor to ceiling wardrobes and glazed fronted shelving units, dressing table with mirror above, concealed lighting. Two radiators, two uPVC double glazed windows overlooking front of property. En-suite shower room comprising shower enclosure with swivel glazed door, wash basin, low level w.c. shaver point, wall mounted mirror and light, extractor fan.

### Bedroom 2

11'9" x 8'2" (3.6m x 2.5m)

uPVC double glazed window overlooking side, double panelled radiator. Bathroom (en-suite) comprising panelled bath, shower enclosure with glazed screen, low level w.c. and wash basin. Half tiled walls, double glazed window to rear elevation.

### Outside

The property has a small parking space or outside seating area located to the rear of the property.

### 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](mailto: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.

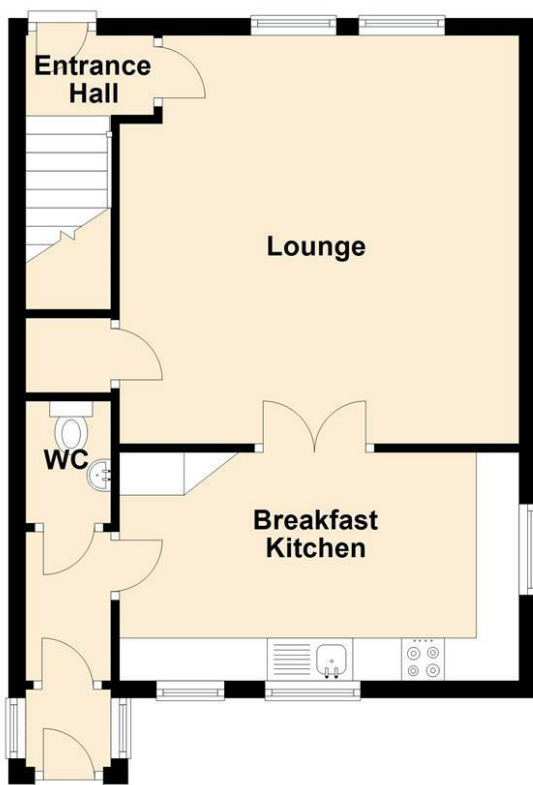
### Directions

The property is located half way down Watling Street on the right hand side.

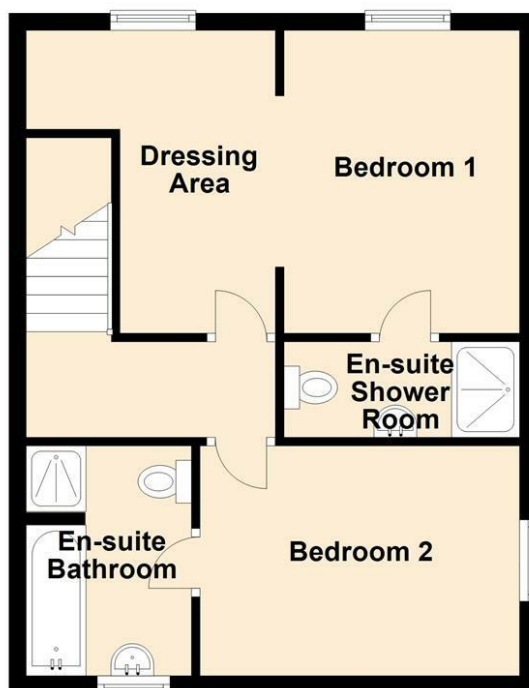


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>72</b>	<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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 opinion must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

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