



Y Rhiw Town Hill

Llanrwst LL26 0NF

£274,500

A well maintained traditional 3 bedroom family home commanding a slightly elevated edge of town setting with outstanding views across the Conwy Valley.

Viewing Highly Recommended.

Character 3 bedroom house with attractive well maintained gardens, driveway providing ample off road parking and detached car garage. The property retains original character features throughout and affords: Entrance Vestibule; Reception Hall; Lounge; Rear Sitting/Dining Room; Kitchen; Rear Entrance Lobby; Utility Room; Landing; 3 Bedrooms and Bathroom. Views to front and rear.

Outside store shed and garage.

UPVC double glazing and gas fired central heating.

Located in a popular residential area within easy access of local amenities.



Tel: 01492 642551

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





Location

The Accommodation Affords:
(Approximate measurements only)

Enclosed Front Entrance Vestibule

Brick arch with uPVC double glazed French doors leading onto outside, tiled floor, original timber and glazed door with leaded and stained glass windows leading to Reception Hall with radiator, telephone point, coved ceiling, staircase leading off to first floor level.

Front Living Room

11'11" x 11'10" (3.65m x 3.63m)

Large walk in curved bay window overlooking front enjoying extensive views across gardens down the Conwy Valley towards Betws y Coed. uPVC double glazed windows with leaded and stained glass, picture rail, coving, feature tiled fireplace surround and hearth, TV point, radiator.

Rear Sitting Room

13'1" x 12'0" (3.99m x 3.66m)

uPVC double glazed window overlooking rear garden, radiator, tiled fireplace surround, built-in cupboard and book shelving to recessed alcove, TV point, wall lights.



Kitchen

8'11" x 7'0" (2.74m x 2.14m)

Base and wall cupboards, double drainer sink, gas cooker point, electric meters, tiled floor, uPVC double glazed window overlooking side enjoying views towards the Crafnant Valley and Gwydir Forest. Double panelled radiator, half tiled walls, understairs storage cupboard, door leading from Kitchen through to rear entrance hallway with uPVC double glazed rear door, tiled floor, coat hooks.



Utility Room

4'0" x 7'6" (1.23m x 2.29m)

Plumbing for automatic washing machine, Belfast style sink, wall mounted central heating boiler, space for fridge and freezer.

First Floor Level

uPVC double glazed window overlooking side, access to roof space.

Bedroom 1

11'11" x 11'3" (3.65m x 3.44m)

uPVC double glazed window overlooking front enjoying extensive views, picture rail, radiator.

Bedroom 2

13'1" x 11'3" (3.99m x 3.44m)

uPVC double glazed window overlooking rear enjoying views over open fields to surrounding hillsides, radiator, picture rail.

Bedroom 3

8'0" x 7'10" (2.45m x 2.4m)

uPVC double glazed window overlooking front enjoying extensive views, picture rail.

Bathroom

7'10" x 6'11" (2.41m x 2.11m)

Three piece suite comprising panelled bath, pedestal wash hand basin, low level w.c. wall tiling, uPVC double glazed window, built-in linen and airing cupboard, radiator.



Outside

The property commands an elevated position on Town Hill, has a long driveway providing ample off road parking and also leading to a detached concrete sectional garage with twin timber doors and outside store shed and attractive well maintained gardens to front and rear with established shrubs and plants.

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 D.

Directions

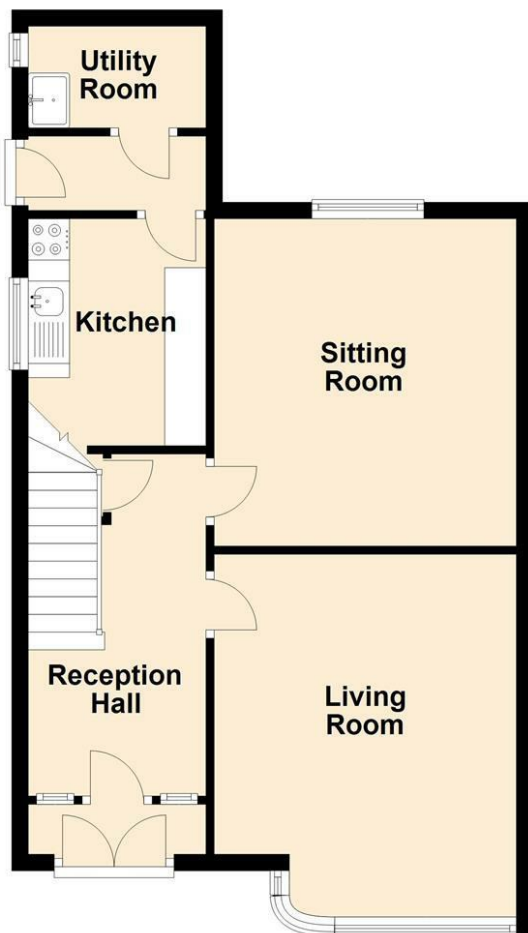
Proceed from the Agent's office, up Denbigh Street, turn right at the crossroads and immediately left up Town Hill. Continue past the Fire Station and climb up the hill, the property will be viewed on the left hand side opposite a large white house.



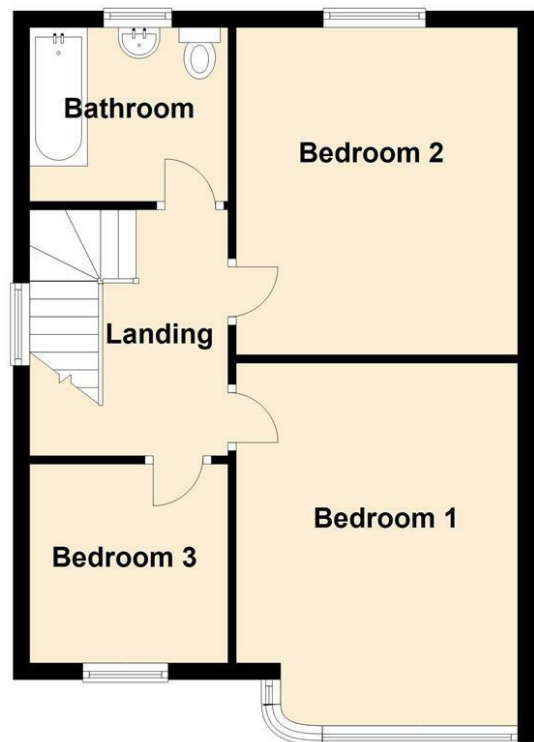


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	68	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Ground Floor



First Floor



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 or 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

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