



4 Victoria Terrace

Trefriw LL27 0JL

£225,000

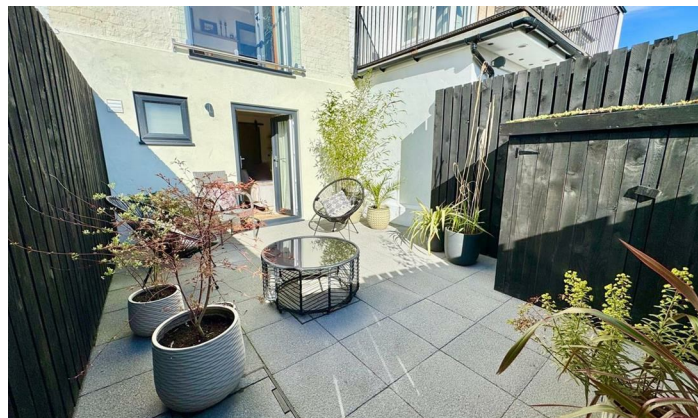
A Stunning, beautifully presented town house commending an elevated setting close to the village centre with outstanding views across the Conwy Valley.

VIEWING HIGHLY RECOMMENDED

This immaculate house has been meticulously renovated and refurbished to offer stylish, beautifully presented 2 bed 2 bathroom accommodation of the highest quality. All principal rooms open onto spectacular views across the valley with Juliet balcony allowing full height vistas.

Affording dining kitchen, inner passageway with stairs down to lower ground floor living room, first floor main bedroom and large luxury bathroom. All lower level is an en suit bedroom which opens onto attractive rear court yard garden, central heating and double glazing.

A superb convenient house not to be missed!



Tel: 01492 642551

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



Location

Trefriw is a small rural village located in the Conwy Valley, partially situated within the Snowdonia National Park. The traditional market town of Llanrwst is 1 ½ miles away, The inland tourist resort of Betws y Coed lies 5 ½ miles to the south. The coastal towns of Llandudno and Colwyn Bay lie 12 miles north.

The Accommodation Affords:
(Approximate measurements only)

Dining Kitchen

12'0" x 9'9" (3.68m x 2.99m)

Composite double glazed door leads directly into Dining Kitchen. Modern fitted units with integrated slimline dishwasher, Zanussi two plate ceramic hob, combined microwave and oven, integrated fridge and freezer box, recessed alcove cupboard, contemporary vertical radiator, breakfast area and staircase leading off to first floor level.

Inner Lobby

Staircase leading down to lower ground floor.



Lounge

12'0" x 10'10" (3.68m x 3.31m)

Inset contemporary living flame gas fire, TV point, laminated floor, vertical radiator, uPVC double glazed French windows opening onto rear with glazed Juliet balcony with magnificent views overlooking the Conwy Valley.

First Floor

Small landing.

Bathroom

12'0" x 9'8" (3.66m x 2.96m)

Modern suite comprising large wet room style shower with glazed screen, bath, low level w.c, contemporary wash basin with vanity style shelving below, two ladder style heated towel rail, floor and wall tiling, wall mounted mirrors, uPVC double glazed window to front elevation. Built in laundry and storage cupboard with plumbing for automatic washing machine and wall mounted central heating boiler.

Bedroom 1

12'0" x 10'9" (3.67m x 3.29m)

With Juliet balcony overlooking rear enjoying extensive panoramic views over the Conwy Valley and over the Village below. Wall lights.

En-Suite Bedroom 2 (lower ground floor)

11'10" x 9'10" maximum (3.63m x 3.0m maximum)

Sliding barn door with recessed wardrobe and store cupboard, hanging and storage space, French window leading onto rear garden. En-suite shower room with contemporary shower enclosure, sliding glazed door, vanity wash basin, low level w.c. ladder style heated towel rail, double glazed window overlooking rear.

Outside

The property has an attractive courtyard style rear garden, mainly flagged with seating area, lighting, water tap and timber built store shed with sedum matting roof.

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

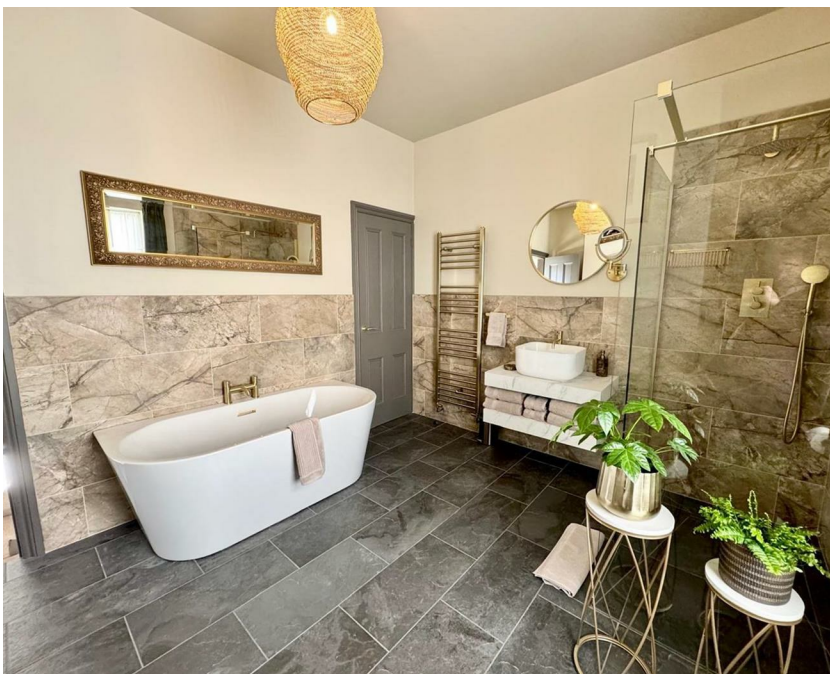
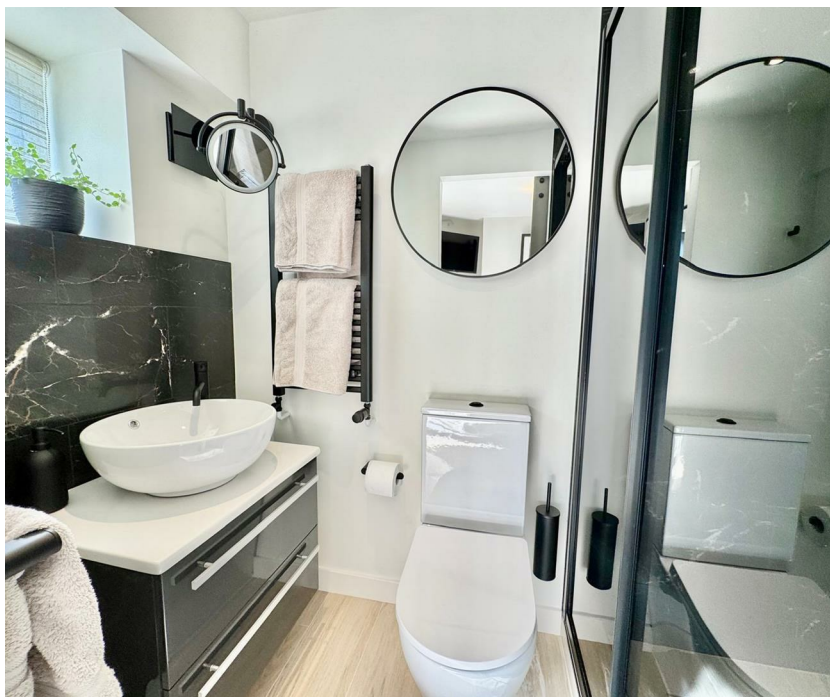
Band C.

Directions

Proceed into the Village of Trefriw, turn left after the Post Office and Victoria Terrace will be viewed on the right hand side behind the Church at a higher level.

Agents Note:

Please note that this property is subject to a local occupancy restriction, Any potential purchasers must currently live or work within the Conwy County or within a 30 mile radius of the property address. Please ask for further details.





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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