



Flat 25 Denbigh Street

Llanrwst LL26 0LL

£120,000

Spacious 2nd floor 2 bed flat located in a prominent town centre location.

Spacious, well appointed 2 bed flat with benefit of gas central heating, modern kitchen and bathroom.

Grade 2 listed building in town centre setting. Affording communal Flat Entrance Hallway, Private Hall, Lounge, Kitchen, Bed 1, Bed 2, Bathroom.

Ideal first time buy



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)

Communal Reception Hall
Stairs up to second floor landing.

Hallway
Radiator.

Lounge
13'8" x 15'9" (4.17 x 4.81)
Sash window overlooking front, TV point, Telephone point, Radiator.

Kitchen
10'1" x 6'6" (3.09 x 2)
Fitted base and wall units, electric cooker points, plumbing for automatic washing machine, sash window to rear wall mounted central heating boiler.

Bedroom 1
15'9" x 12'10" (4.82 x 3.93)
Sash window overlooking front radiator.

Bedroom 2
13'1" x 8'6" (4 x 2.61)
Sash window overlooking rear, radiator, access to roof space.

Bathroom
Three piece suite, comprising panel bath, pedestal wash hand basin, low level WC, Radiator.

Services
Mains water, Gas, Electricity and drainage connected to the property.

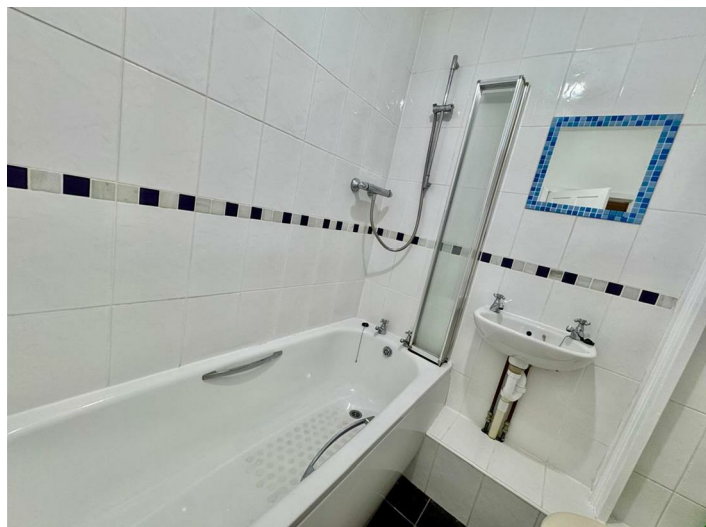
Leasehold
999 years from 2002. Ground rent - £25 per annum.

Shared maintenance cost 1/3 of building.

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 A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	80
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.

Iwan M Williams Estate Agents

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