



31 Llwyn Brith

Llanrwst LL26 0HH

£199,950

A spacious 3 bedroom semi detached bungalow in popular residential estate located on the level within walking distance of the bus stop and town centre.

A superb bungalow for retirement in a quite and favoured residential area on the outskirts of the traditional market town of Llanrwst in the Conwy Valley.

Affording: Entrance hall; lounge and dining Room opening onto rear patio and garden; kitchen, bedroom 1, bedroom 2, bedroom 3 and bathroom.

Level gardens to both front and rear, driveway providing ample off road parking, attached car garage.

Viewing recommended.



Tel: 01492 642551
<https://www.iwanmwilliams.co.uk>





Location

Situated on the outskirts of the town centre within 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)

Reception Hall:

Access to roofspace; radiator; double glazed front door; cloakhooks.

Lounge and Dining Room:

18'0" x 11'1" (5.49m x 3.4m)

Feature fireplace (not tested); marble hearth; coved ceiling; double panelled radiator; sliding patio doors leading onto rear garden.

Kitchen:

8'7" x 8'7" (2.64m x 2.62m)

Fitted base and wall units with complementary worktops; single drainer sink with mixer tap; plumbing for automatic washing machine; electric cooker point and space for fridge; uPVC double glazed window to rear; radiator; built-in pantry cupboard with radiator.

Bedroom 1:

12'5" x 11'2" (3.79m x 3.41m)

Fitted range of bedroom units comprising wardrobes; bedside cabinets and overhead storage cupboards; dressing table; radiator; uPVC double glazed window overlooking front.



Bedroom 2:

9'4" x 8'7" (2.85m x 2.63m)

Fitted range of bedroom units including built-in wardrobes; bedside cabinet and dressing table; radiator; TV point; uPVC double glazed window to front.

Bedroom 3:

8'7" x 8'7" (2.63m x 2.63m)

Built-in wardrobe; radiator; uPVC double glazed window to side elevation; bedside cabinets and corner draw units.

Bathroom:

6'1" x 5'5" (1.87m x 1.67m)

Three piece suite comprising panelled bath with shower above; shower screen; concealed cistern W.C and vanity wash basin; fully tiled walls; chrome ladder style heated towel rail; uPVC double glazed window; shaver point.

Large Attic Room:

Drop down ladder leading to attic room with gable window to side elevation; radiator. This room would make an ideal recreational room for a train enthusiast or similar, alternatively would provide excellent study or storage area.

Outside:

Level lawned garden to front; driveway providing ample off road parking. Enclosed rear garden with grassed areas and patio.

Garage:

17'8" x 7'9" (5.41m x 2.37m)

Up and over door; power and light connected; electric and gas meters; rear personal door.

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 D.

Directions:

From Llanrwst along the A470 towards Betws Y Coed, turn left into the Llwyn Brith estate, continue up the estate, turn left and the property will be viewed the second on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Ground Floor

Approx. 77.5 sq. metres (834.1 sq. feet)



Total area: approx. 77.5 sq. metres (834.1 sq. feet)

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.

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