



18 George Street

Llanrwst LL26 0DP

£155,000

A traditional inner terrace three bedroom house, Ideal first time home, located in a popular residential area convenient for all local amenities.



The property is located in a convenient level position within walking distance of the town centre and has the benefit of double glazing and central heating.

Briefly affording Reception Hall, Lounge, Sitting Room, Kitchen, Shower Room, Landing, Bedroom 1, bedroom 2, bedroom 3.

Enclosed rear courtyard.

Tel: 01492 642551

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



Location

The Accommodation Affords:
(Approximate measurements only)

Reception Hall

uPVC double glazed front door, radiator, coved ceiling, staircase leading off to first floor level, 15 unit glazed door leading to open plan Lounge and Sitting Room.

Sitting Room

11'1" x 10'11" (3.39m x 3.35m)

Feature timber fireplace surround with inset coal effect gas fire, coved ceiling, telephone point, uPVC double glazed window, built-in alcove storage cupboard.

Lounge

11'0" x 9'4" (3.36m x 2.87m)

Coved ceiling, built-in shelving, uPVC double glazed window overlooking front, TV point, radiator. Understairs storage cupboard, doorway leading to large Dining Kitchen.

Dining Kitchen

14'9" x 10'11" (4.5m x 3.33m)

Fitted range of base and wall units with complimentary worktops, electric cooker point, filter extractor hood, single drainer sink with mixer tap, uPVC double glazed window overlooking rear, plumbing for automatic washing machine, coved ceiling, double panelled radiator, integrated fridge and freezer, wall tiling, uPVC double glazed rear door.



First Floor Landing

Access to roof space.

Bedroom 1

14'3" x 9'8" (4.35m x 2.95m)

uPVC double glazed window overlooking front, radiator, laminated floor.

Bedroom 2

10'11" x 9'5" (3.35m x 2.89m)

uPVC double glazed window overlooking rear, radiator, built-in storage cupboard.

Bedroom 3

10'11" x 8'2" (3.35m x 2.49m)

uPVC double glazed window overlooking rear, radiator, built-in wardrobe, TV point.

Bathroom

7'7" x 5'8" (2.33m x 1.75m)

Panelled bath with shower above, low level w.c. pedestal wash hand basin, wall tiling, uPVC double glazed window, radiator.

Outside

The property has an enclosed rear courtyard garden with high level walling providing privacy.

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:

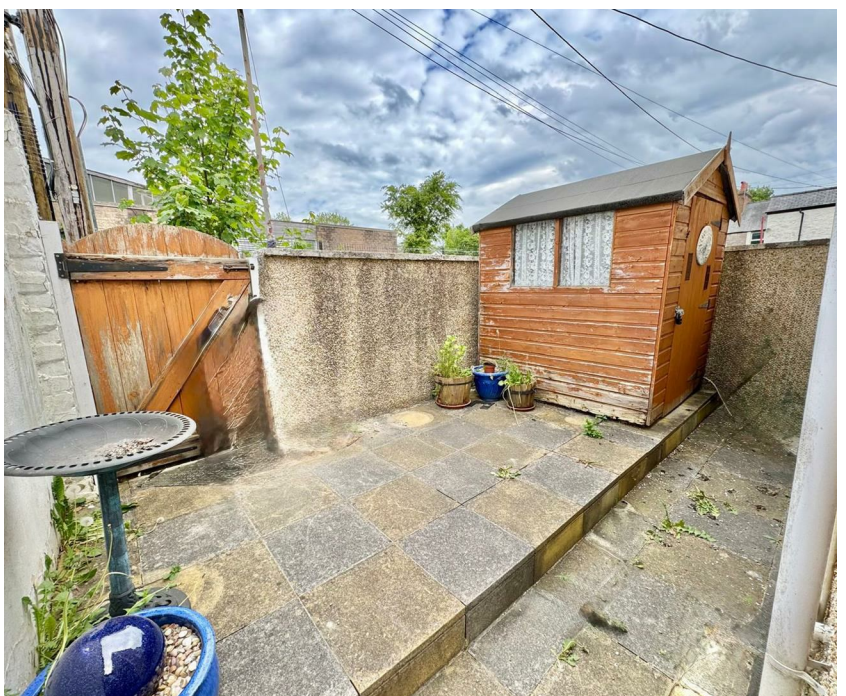
IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence.

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

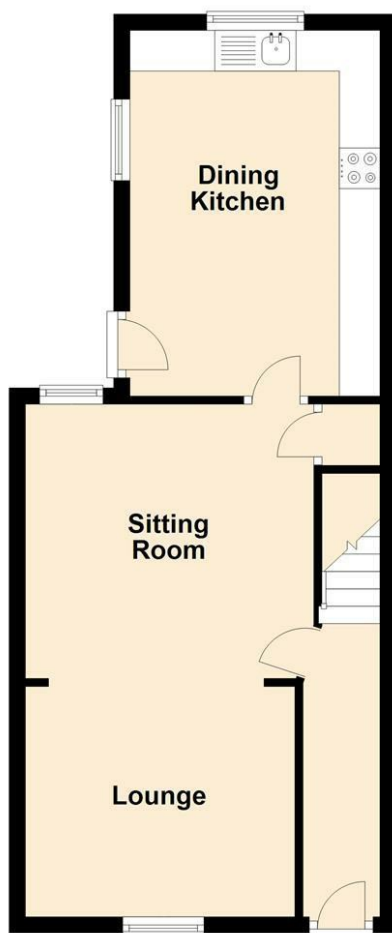
Directions

Proceed from the Agent's office, pass the square and out towards Llandudno, pass the Meadowsweet Hotel on the right, take immediate right into George Street and the property will be viewed half way up on the left hand side.

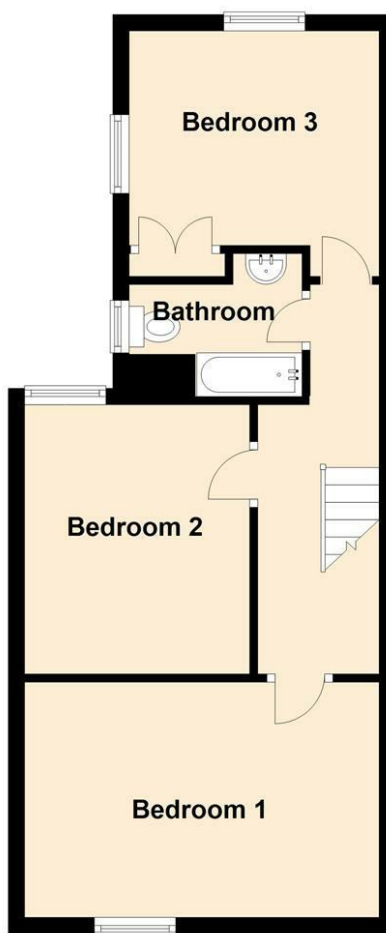


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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 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

5 Denbigh Street
Llanrwst
Conwy
LL26 0LL

Tel: 01492 642551
Email: enq@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

