



Swn y Nant, 6 Llys Y Wennol Llanrwst LL26 0PH £335,000

A superbly appointed 2-bedroom detached bungalow, occupying a generous plot in a quiet cul-de-sac within this sought-after residential development on the outskirts of Llanrwst.

VIEWING HIGHLY RECOMMENDED

The property has been extended and fully refurbished by the current owner and features a stylish open-plan kitchen and garden room with skylight and bi-fold doors leading to a landscaped, south-westerly facing rear garden with views towards surrounding woodland.

Internally, the accommodation is immaculately presented and includes a spacious lounge, two double bedrooms, a modern shower room, and a sleek fitted kitchen opening onto orangery style garden room extension. The home benefits from gas central heating, new double glazing, and quality fittings throughout.

Externally, there is a single car garage, driveway parking, and beautifully maintained gardens to front and rear.

Conveniently located within walking distance of local amenities and the town centre, this is an ideal home in a popular and peaceful setting.



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)

Entrance Porch/Hall

uPVC double glazed front entrance door into porch, side window, tiled floor, timber and glazed door with side panelling leading through to Reception Hall with radiator, coved ceiling, built in linen and storage cupboard.

Lounge

14'0" x 17'10" (4.27m x 5.45m)

Feature contemporary remote controlled electric fire, TV point, uPVC double glazed window overlooking front and rear enjoying views towards hillsides and woodland, double panel radiator, coved ceiling.



Dining Kitchen & Living Room

21'7" x 12'6" (6.58m x 3.83m)

Kitchen - fitted handle-less contemporary peninsular base and wall units, breakfast bar with quartz worktops, oven with four plate ceramic hob, canopy stainless steel extractor hood above, inset sink with mixer tap, integrated fridge/freezer, inset spotlighting.

Sitting area overlooking rear with bi-folding doors leading onto rear sun patio, sky lantern, two vertical windows to side elevation, TV point, radiator.

Bedroom 1

10'11" x 16'4" (3.33m x 4.99m)

uPVC double glazed window overlooking front enjoying open aspect, radiator, uPVC double glazed side window.

Bedroom 2

12'9" x 7'7" extending to 10'4" (3.89m x 2.33m extending to 3.17m)

uPVC double glazed window overlooking front enjoying views, radiator.

Shower Room

Large walk in shower with glazed screen and tiled surround, low level w.c. wash basin, mirror and light above, heated towel rail, half tiled walls.

Outside

Single car garage and driveway parking, grassed front garden with shrubs. Enclosed rear garden, mainly laid to lawn with shrubs and plants, flagged patio area.

Council Tax:

Band E.

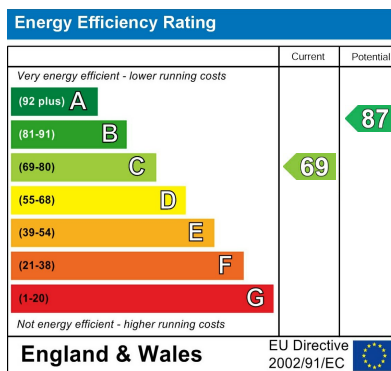
Viewing Llanrwst

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.





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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