

# 4 Victoria Court Llanrwst LL26 0GA

£189,950

A superb 2 bedroom purpose built modern apartment in prime town centre setting with views over historic stone bridge to the beautiful valley and hillside scenery beyond.

Conveniently situated within level walking distance of the town centre and all local amenities including Parc Gwydir and the forest beyond. Self contained first floor apartment with stairs and lift access from car park level. Large bay window providing superb views from first floor level. Car parking space, gas fired central heating and newly fitted sash uPVC double glazed windows. Affording: Communal entrance, reception hall with utility cupboard, open plan living, dining and kitchen area, bedroom with built-in wardrobe and en-suite W.C and wash basin, bedroom 2 with built-in wardrobe and bath/shower room.

Viewing Highly Recommended.









# 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 Front Entrance:

Staircase or lift leading up to first floor level.

# Reception Hall:

Double panelled radiator; oak flooring; utility cupboard with plumbing for automatic washing machine and storage.

Open Plan Living, Dining and Kitchen Area: 24'1" x 12'11" (7.36m x 3.95m)

Living Area: Large uPVC double glazed walk-in bay window overlooking front enjoying extensive views over historic stone bridge, Afon Conwy and surrounding countryside; oak flooring; telephone point; TV point; intercom door release system; double panelled radiator.





#### Kitchen:

Modern fitted base and wall units with complementary worktops; tall cupboard with integrated fridge freezer; stainless steel oven with ceramic hob and stainless steel extractor hood above; integrated dishwasher; 1.5 bowl sink with mixer tap; uPVC double glazed sash window overlooking front.

#### Bedroom 1:

14'6" x 8'4" (4.42m x 2.55m)

Double panelled radiator; TV point; built-in wardrobe; uPVC double glazed sash window to rear. En-Suite with W.C and wash basin; radiator; extractor fan.

## Bedroom 2:

7'10" x 10'2" (2.4m x 3.1m)

Double panelled radiator; sash uPVC double glazed window overlooking rear; built-in wardrobe.

#### Bath/Shower Room:

Wet room style mixer tap shower; low level W.C; pedestal wash hand basin; fully tiled walls; extractor fan.

# Outside:

The property benefits from small communal garden areas and one allocated parking space; there is also additional visitors parking areas; communal bin store is available with 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:

Conwy County Borough Council - Band C.

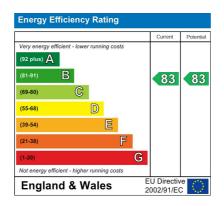
# Tenure:

The property is Leasehold, remainder of 125 year lease from January 2009, The shareholder will also benefit from share ownership of the freehold title of the property. Full details will be provided by the agent.









## **Ground Floor**



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arrising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.

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