



## 14 Cae Person

Llanrwst LL26 0HS

£152,500

A spacious semi-detached family home with large front and rear gardens in popular residential estate on the outskirts of the town.

This semi-detached home offers tremendous potential to remodel an extend (subject to consent) to create a spacious family home with large gardens and potential off road parking. Currently the accommodation comprises entrance hall with staircase leading off to first floor, lounge with uPVC double glazed french windows opening on to rear garden, kitchen with fitted units, bedroom 1, bedroom 2, large bathroom. Central heating and double glazing. On the outskirts of town enjoying an open front aspect. Viewing recommended.



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.

### Accommodation:

The accommodation affords: (approximate measurement only)

uPVC double glazed front door leading to:

### Reception Hall:

Turn staircase leading off to first floor level; radiator; uPVC double glazed windows overlooking side and front; built-in electric meter cupboard; tiled floor.

### Lounge:

12'1" x 16'0" (3.69m x 4.88m)

Feature fireplace surround with marble hearth; laminated timber effect flooring; double panelled radiator; uPVC double glazed window overlooking front; uPVC double glazed french doors leading onto rear garden.



## Kitchen:

9'7" x 11'8" (2.93m x 3.56m)

Fitted range of base and wall units with complimentary worktops; single drainer sink with mixer tap; plumbing and space for automatic washing machine and dishwasher; space for fridge freezer; four ring gas hob; integrated oven; concealed extractor hood above; wall mounted central heating boiler; tiled floor; double panelled radiator; uPVC double glazed door and window to rear; inset spotlighting.

Turn staircase leading up to:

## First Floor

### Landing:

### Bedroom 1:

11'11" x 12'10" (3.64m x 3.92m)

Fitted built-in wardrobes; cast iron fireplace; uPVC double glazed window overlooking side and rear; double panelled radiator.

### Bedroom 2:

8'9" x 8'9" (2.68m x 2.68m)

cast iron fireplace; radiator; window overlooking front with open aspect and views.

### Bathroom:

12'1" x 6'11" extending to 12'10" by doorway (3.69m x 2.12m extending to 3.92m by doorway)

3 piece suite comprising panelled bath, pedestal wash hand basin, low level WC; ladder style heated towel rail; inset spotlighting; double panelled radiator; wall tiling; access to roof space.

### Outside:

The property commands a large plot on a popular estate and has a large grass garden to front with path with access leading through to enclosed rear garden which is mainly grassed.

### Services:

#### Council Tax:

Band 'C' - Conwy County Borough Council

#### Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto: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:

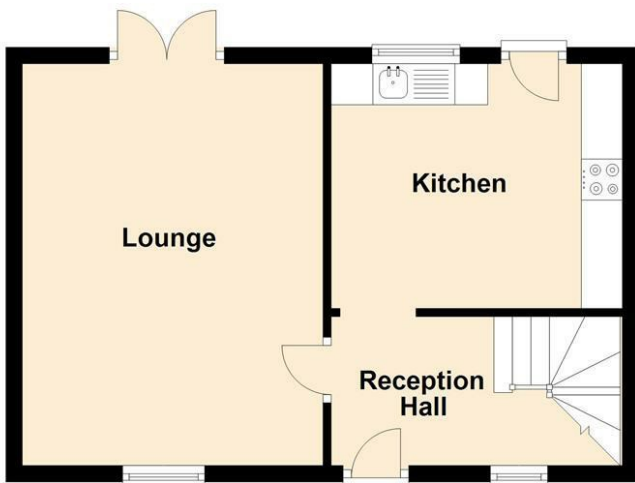
**IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence.

**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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Ground Floor**



**First Floor**



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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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