

6 Tyddyn Terrace

Llanrwst LL26 0AT

£165,000



A beautifully presented two-bedroom mid-terrace cottage, pleasantly positioned on the level, within easy walking distance of the town centre and its wide range of amenities.

Tenure: Freehold . Council Tax Band B. EPC Rating - 'D'



The cottage has been carefully maintained and upgraded in recent years, combining traditional character with modern comforts. The accommodation is deceptively spacious and includes a welcoming sitting room with exposed beams, a well-appointed modern fitted kitchen, rear utility and a contemporary bathroom suite. Additional lower ground floor recreational room, offering excellent versatility as a home office, hobby room, gym or occasional guest space.
Two well-proportioned bedrooms upstairs, both enjoying a pleasant outlook and good natural light.

The property further benefits from gas-fired central heating and uPVC double glazing throughout.

VIEWING HIGHLY RECOMMENDED

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

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



Location

Location

Situated within level walking distance of all shops, train stations, Dr 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)

Living Room

13'9" x 9'10" (4.21m x 3.0m)

Composite double glazed front door leading to open plan Living Room, staircase leading off to first floor level, beamed ceiling, TV point, sash uPVC double glazed window overlooking front, double panel radiator, telephone point.
Doorway and staircase leading down to:



Lower ground floor recreation room

11'7" x 13'1" (3.54m x 4.0m)

Double panel radiator, beamed ceiling.



Breakfast Kitchen

13'1" x 6'11" (4.0m x 2.13m)

Fitted range of cream base and wall units with complimentary worktops, 1.5 bowl sink with mixer tap, space for fridge/freezer, radiator, uPVC double glazed window overlooking rear, integrated oven, four plate ceramic hob with extractor above, concealed under cupboard lighting.

Rear Utility

6'6" x 5'11" (2.0m x 1.82m)

Base and wall cupboards, plumbing for automatic washing machine, space for dryer, worktop over, uPVC double glazed stable door leading to outside, cloak hooks.

Bathroom

Three piece suite comprising; panelled bath with shower above, low level w.c. pedestal wash handbasin, radiator, wall tiling, extractor fan, uPVC double glazed window to rear.

First Floor

Small landing.

Bedroom 1

13'5" x 13'10" (4.11m x 4.22m)

Double panel radiator, access to roof space, uPVC double glazed sash window overlooking front of property.

Bedroom 2

14'5" x 8'4" (4.4m x 2.56m)

uPVC double glazed window overlooking rear, wall mounted central heating boiler, radiator.

Outside

To the rear is an attractive courtyard-style garden, designed for ease of maintenance and offering a good degree of privacy, ideal for outdoor seating and entertaining. To the front is a small forecourt garden, with the cottage set slightly back from the road.

Services:

Mains water, electricity, gas and drainage are connected to the property.

Council Tax

Conwy County Borough Council Tax Band B

Tenure

Freehold.

Viewing

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

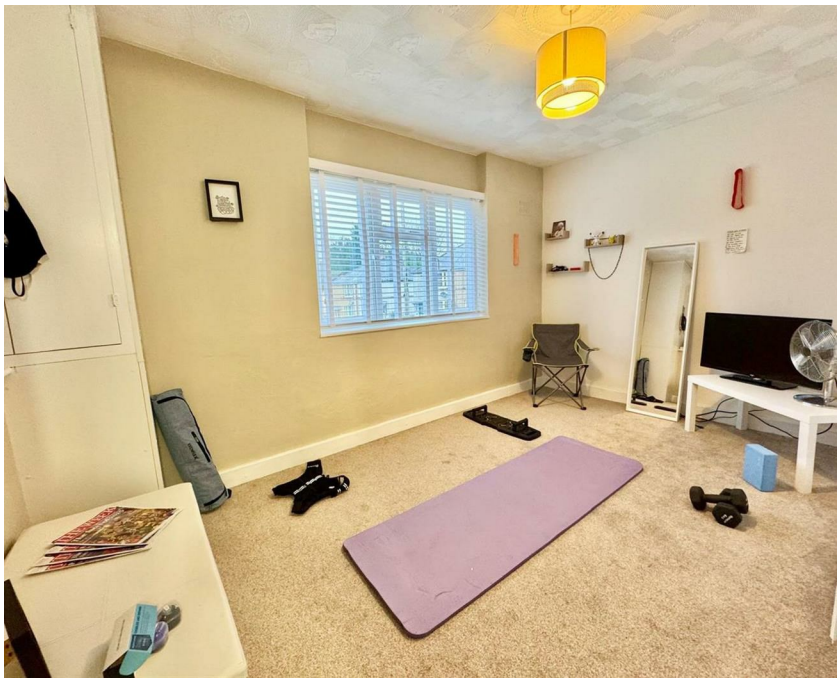
Proof Of Funds

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.

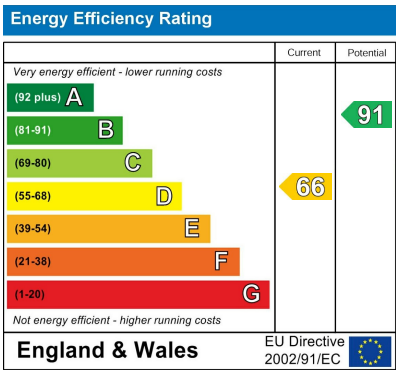
Directions

Proceed from the Agent's office up Denbigh Street and left into Regents Park and the property will be viewed a short distance on the left hand side.









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 option 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

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI