



## 4 Victoria Court

Llanrwst LL26 0GA

£185,000

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.

Tenure - Freehold. EPC rating- B. Council Tax Band - C

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.



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)

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](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.

### 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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</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



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 arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. Plan produced using PlanUp.

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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