



30 Watling Street, Llanrwst, LL26 0LS
£134,000



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
78	78	A	A
67	78	B	A
		C	B
		D	C
		E	D
		F	E
		G	F

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Tenure

Freehold.

Council Tax

Tax band C. Average from 01.04.2025
£2,062.96

Property Description

Welcome to this spacious three bedroom maisonette situated conveniently for the town centre of particular interest to first time buyers and investors alike.

A pleasant entrance hall off Watling Street takes you up to the maisonette where there is a pleasant landing area with stairs off to the second floor and three bedrooms.

The kitchen is of a good size with space for a dining table and chairs. A door leads to the fire escape and balcony. There is access via the stairs down and through to the rear service lane. This is a right of way through the rear garden which belongs to the downstairs flat.

The bathroom is spacious and comprises; large corner bath, corner shower, low level WC and wash hand basin.

The lounge is to the front of the property with double aspect with a bay window seating area.

Three double bedrooms and stairs from the second floor landing lead you to a good size attic storage room.

Services

It is believed the property is connected to mains gas, electric, water and sewage services although we recommend you confirm this with your solicitor.

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Entrance Hall

Reception Hallway

Dining Kitchen

17'8" x 9'6" (5.41m x 2.90m)

Living Room

16'0" x 11'5" (4.9m x 3.48m)

Bathroom

Second Floor Landing

Bedroom No: One

15'1" x 8'10" (4.62m x 2.70m)

Bedroom No: Two

10'9" x 9'10" (3.30m x 3.00m)

Bedroom No: Three

11'6" x 6'9" (3.53m x 2.06m)

Attic Room

Accessible by a drop down ladder.

Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property.

Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinnel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

Professional Services

Iwan Prys Jones Bsc. PGDM, MRICS is a full member of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

