



31 Tremarfon

Llanrwst Conwy LL26 0BP

£275,000

A beautifully presented link-detached family home enjoying a pleasant corner position within a popular residential development, offering generous outdoor space and extensive parking.

VIEWING HIGHLY RECOMMENDED

Tenure- Freehold, EPC-D, Council Tax- C.

Commanding a spacious corner plot within a sought-after residential setting on the outskirts of Llanrwst. The property has been upgraded and well maintained by the present owners and offers comfortable family accommodation together with ample off-road parking to the front and attractive enclosed garden to side and rear comprising extensive lawned areas, mature trees and paved seating areas, Views to surrounding countryside. The property benefits from gas-fired central heating and double glazing throughout and is presented in good decorative order.



Tel: 01492 642551
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Location

Location

Situated within a popular residential development on the outskirts of Llanrwst, conveniently located for the town's shops, schools and everyday amenities. The area provides excellent access to the Conwy Valley, Betws-y-Coed, Snowdonia National Park and the A55 Expressway, making it an ideal base for commuters and outdoor enthusiasts alike.

The Accommodation Affords:

(Approximate measurements only)

Enclosed Front Entrance and Utility

UPVC double glazed french doors to front. Space and plumbing for Washing machine and dryer. Doorway leading through to Media/Recreational room.

Media/Recreational room

19'5" x 8'10" (5.93m x 2.71m)

Feature bespoke media wall with recess for tv. Wall mounted combi boiler for central heating and hot water; plumbing for washing machine. Side door onto rear decking.

Reception Hall;

Double panelled radiator; understairs storage cupboard with hanging space and storage.



Living Room:

16'10", x10'9" (5.15, x3.28m)

Feature recessed fireplace surround with log burning stove; TV point; radiator; uPVC double glazed bay window overlooking front of the property.

Kitchen:

8'5" x8'6" (2.57m x2.6m)

Fitted range of base and wall units with complementary worktops; built-in range master cooker, gas hob; large canopy extractor above; 1½ bowl sink; corner carousel; integrated fridge; uPVC double glazed window overlooking rear with views.

Dining Room:

11'9" x 7'8" (3.59m x 2.35m)

Double panelled radiator; staircase leading off to first floor level; tiled floor; uPVC double glazed patio doors leading onto rear decking.

First Floor:

Landing:

Access to roofspace. Built-in storage cupboard.

Bedroom 1:

11'1" x 12'10" (3.4m x 3.92m)

Double panelled radiator; uPVC double glazed window overlooking front.

Bedroom 2:

8'11" x 8'9" (2.72m x 2.68m)

Double panelled radiator; uPVC double glazed window overlooking rear enjoying views.

Bedroom 3:

8'6" x 6'11" (2.61m x 2.13m)

UPVC double glazed window; double panelled radiator. Views overlooking rear of the property.

Bathroom:

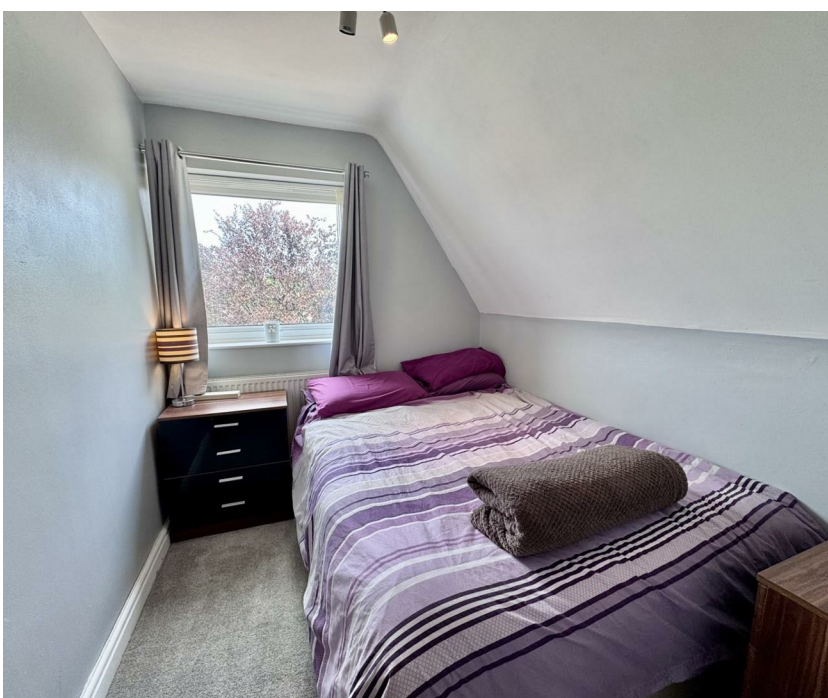
Three piece suite comprising panelled bath with electric shower above; shower screen; low level W.C; pedestal wash hand basin; chrome heated towel rail; uPVC double glazed window and wall tiling.

Outside:

The property occupies a large corner plot with wrap around decking and rear and side gardens. Large hardstanding providing parking for several vehicle's; brick paved driveway. The substantial raised decked terrace provides an excellent entertaining area overlooking the gardens and surrounding countryside. Hot tub available - subject to negotiation.

Services:

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



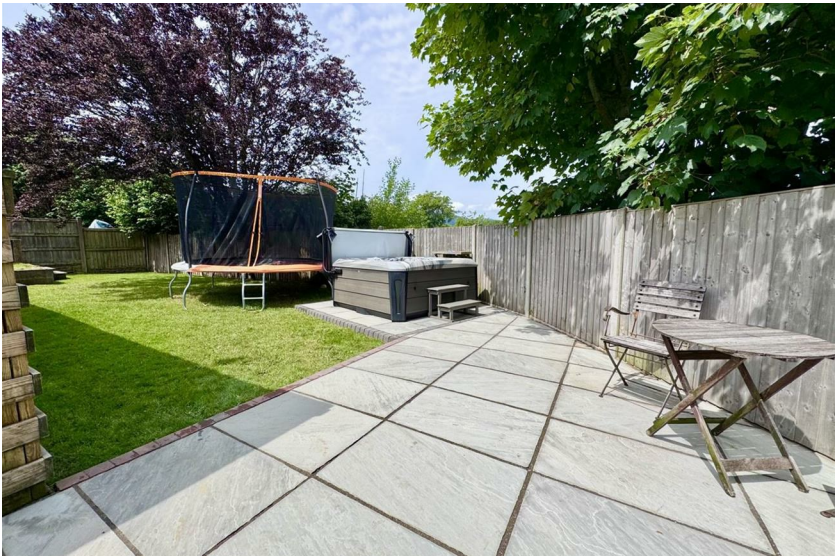
Viewing:

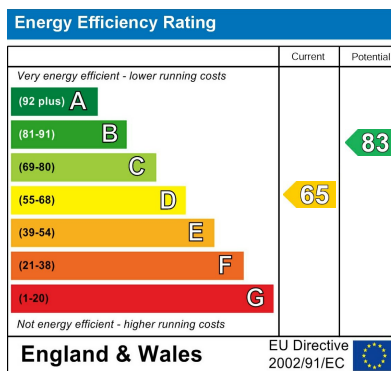
By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

Proof of ID:

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.







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.

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