



# 11 Y Berllan

Llanrwst LL26 0HR

£269,500

A beautifully presented, recently upgraded three bedroom semi-detached family home situated in a quiet cul-de-sac setting on the outskirts of the town centre.

Tenure: Freehold. EPC - C. Council Tax Band - C

The property occupies a slightly elevated position, enjoying an open aspect and attractive views, and offers well planned accommodation with the benefit of central heating and double glazing.

The ground floor has been attractively remodelled to provide a spacious open plan kitchen, dining and lounge area, ideal for modern family living. The kitchen is fitted with a contemporary range of units, breakfast bar/island and opens through to the comfortable living area with feature fireplace. There is also a welcoming reception hall.

To the first floor there are three bedrooms, including a main bedroom with fitted wardrobes, together with a three piece family bathroom with shower over bath.

Driveway parking, lawned front garden and a converted garage providing a useful large store, utility and workshop area. To the rear is a private terraced garden with an attractive seating and entertaining area, together with a higher level grassed garden.



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)

### Reception Hall:

uPVC double glazed front door with side windows, balustrade spindle staircase leading off to first floor level, Karndean luxury vinyl flooring, vertical contemporary radiator, understairs storage area, cloak hooks, oak and glazed door leading through to large open plan Dining/Kitchen.



## Dining / Kitchen

17'9" x 9'10" (5.42m x 3.0m)

Dining area with double panel radiator, uPVC double glazed side door, French doors leading onto rear patio and garden, built-in cupboard housing electric meters and Baxi central heating boiler for hot water and central heating. Kitchen; contemporary fitted base and wall units in light grey with quartz worktops, inset 1.5 bowl sink with mixer tap, integrated dishwasher, integrated fridge/freezer, Karndean luxury vinyl flooring, range cooker with canopy stainless steel extractor above, central island with breakfast bar and base units, inset spotlighting, uPVC double glazed window overlooking rear. Open archway leading through to Lounge.



## Lounge

14'11" x 10'10" (4.57m x 3.31m)

Feature recessed fireplace housing multi-fuel stove with oak lintel over and slate hearth, wall mounted TV point, double panel radiator, open aspect overlooking front of property.



## First Floor Landing

Oak doors leading off, uPVC double glazed window overlooking side, double panel radiator, built-in airing cupboard with slatted shelving.

## Bedroom 1

9'7" x 13'0" (2.94m x 3.97m)

uPVC double glazed window overlooking front enjoying open aspect and views, radiator, built-in wardrobes with recess for TV, range of drawer units.

## Bedroom 2

12'1" x 8'6" (3.7m x 2.61m)

Built-in wardrobe, radiator, uPVC double glazed window overlooking rear of property.

## Bedroom 3

6'6" x 8'9" (2.0m x 2.67m)

uPVC double glazed window overlooking front enjoying open aspect and views, radiator, built-in shelved cupboard.



## Bathroom

5'4" x 6'5" (1.64m x 1.97m)

Fully tiled walls, panelled bath with shower and screen, wash basin, low level w.c. inset spotlighting, extractor fan, uPVC double glazed window overlooking rear.

## Outside

The property has a driveway leading to hardstanding for parking, converted garage now used as Utility and store with composite double glazed door and full height uPVC double glazed side window, enclosed courtyard style garden with steps leading up to terraced rear garden with lawned area, front garden is mainly laid to lawn with shrubs and plants.

## 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@imwestates.com](mailto:enq@imwestates.com)

## 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

Band C.

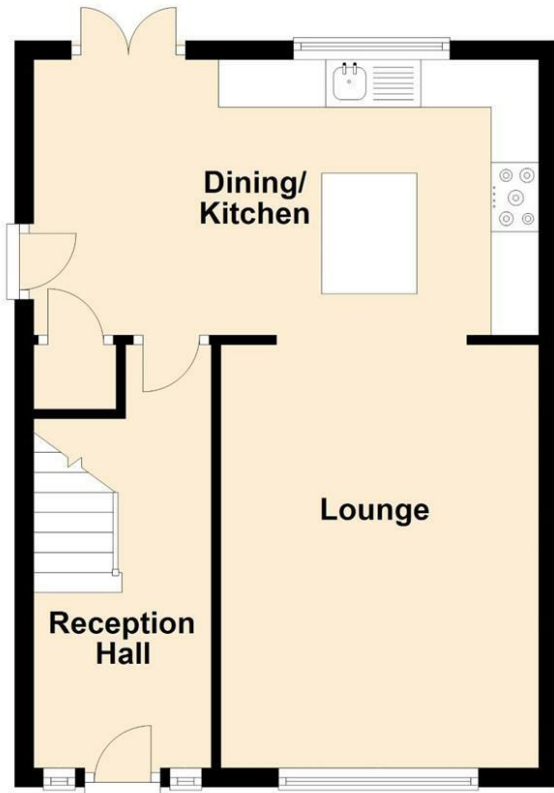




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

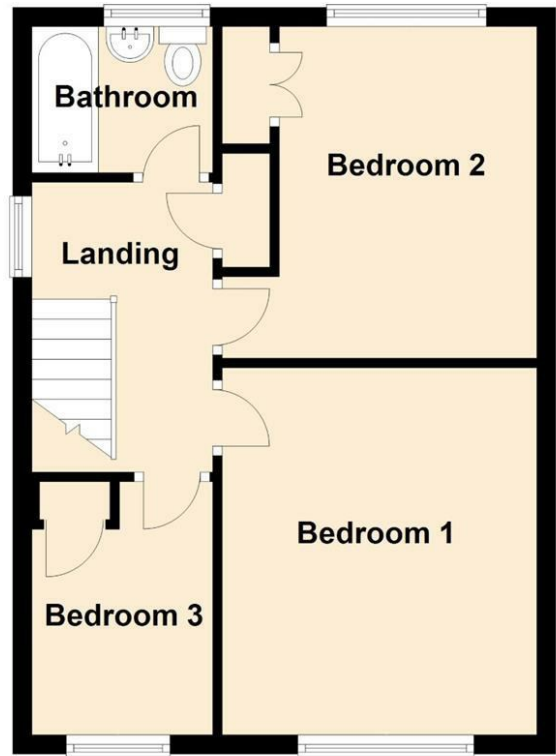
### Ground Floor

Approx. 39.5 sq. metres (425.7 sq. feet)



### First Floor

Approx. 39.5 sq. metres (425.7 sq. feet)



Total area: approx. 79.1 sq. metres (851.4 sq. feet)

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

5 Denbigh Street  
Llanrwst  
Conwy  
LL26 0LL

Tel: 01492 642551  
Email: [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)  
Web: <https://www.iwanmwilliams.co.uk>

