



18 Maes Tawel Llanrwst LL26 0TS

£349,950

A stunning 4 bedroom modern town house forming part of a small select newly built development on outskirts of the town.

Viewing highly recommended.

Tenure: Freehold. EPC: TBA. Council Tax: D.

Beautifully presented modern house offering light well appointed accommodation over three floors with open aspect and countryside views. Approximately 4 years old and benefiting from remainder of 10 years NHBC Buildmark guarantee.

Well insulated Eco-efficient home with uPVC double glazing, central heating, en-suite master bedroom, contemporary kitchen and bathroom. The rear kitchen, dining and orangery living area offers a 'wow factor, large corner garden, patio, twin brick paved parking area to front.



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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.

Accommodation:

The accommodation affords: (approximate measurements only)

Reception Hall:

Contemporary composite front door leading in. Radiator; turn staircase leading off to first floor level; under-stairs storage cupboard; power point.

Cloak Room:

Low level WC and vanity wash basin with tiled splash-back and mirror above; radiator; uPVC double glazed window; extractor fan; inset spotlighting.

Lounge:

9'2" x 15'10" (2.8m x 4.84m)

Dual aspect uPVC double glazed windows overlooking side and front elevation with open aspect and views to front; double panelled radiator; telephone and TV point.



Large Rear Family Dining Room:

16'9" x 21'2" (5.13m x 6.47m)

Sub divided into Living, Dining and Kitchen Area.

Kitchen Area:

Fitted range of modern handle-less base and wall units with Quartz worktop; split level double oven and grill; four plate ceramic hob with concealed extractor above; integrated dishwasher; 1 1/2 bowl sink with mixer tap; Quartz up-stand; built-in cupboard housing Glo-Worm central heating boiler; wine rack; integrated fridge and freezer; integrated washing machine; corner carousel unit to either side; inset spotlighting; uPVC double glazed window' additional tall larder cupboard; double panelled radiator; Peninsula breakfast bar subdividing from living area with Quartz worktop.

Rear Sun Lounge:

Radiator; wall mounted TV point; inset spotlighting; Orangery style roof lantern; timber effect flooring; sliding uPVC double glazed doors leading on to rear patio and garden enjoying extensive views over open countryside.

First Floor

Landing:

Further turn staircase leading off to second floor level.

Built-in Utility Linen Cupboard:

Space for condensing dryer; range of linen shelving.

Bedroom 1:

9'1" narrowing to 7'4" x 16'10" (2.78m narrowing to 2.25m x 5.14m)

Radiator; 2 uPVC double glazed windows overlooking front enjoying open aspect and views.

Bedroom 2:

9'10" x 11'4" (3m x 3.46m)

Radiator; uPVC double glazed window overlooking rear enjoying views; wall mounted TV point.

Bedroom 3/Study:

7'11" x 6'6" (2.42m x 2m)

Radiator; uPVC double glazed window overlooking rear with views.



Bathroom:

9'3" x 6'4" (2.82m x 1.94m)

Contemporary four piece suite comprising shower enclosure with sliding door, mains shower system with overhead rainfall style shower head, panelled bath with mixer tap, low level WC, vanity wash basin with monochrome tap; shaver point; wall mounted mirror; fully tiled walls and floor; chrome ladder style heated towel rail; uPVC double glazed window; extractor fan; inset spotlighting.



Second Floor

Landing:

Large built-in eaves storage cupboard: Fully insulated and boarded with carpet and light fitted.

Master Bedroom:

14'3" x 16'9" (4.36m x 5.13m)

Vaulted ceiling; large uPVC double glazed dormer window overlooking rear of property enjoying views; radiator; TV point; bespoke built-in wardrobes and drawer units with display and clothes shelving; inset mirror.



En-suite Shower Room:

8'11" x 5'2" (2.74m x 1.59m)

Oversized shower enclosure with sliding glazed doors and mains shower with raindrop overhead shower head; vanity wash basin with mirror and inset lighting above; low level WC; fully tiled walls and floor; extractor fan; inset spotlighting.

Outside:

The property benefits from small front garden with 2 brick paved parking spaces, access leading through to private rear garden mainly grassed with large patio area, timber garden shed and store, flagged concealed bin store area, raised borders, views.

Services:

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

Council Tax:

Band 'D' - Conwy County Borough Council

Viewing Llanrwst

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






Directions:

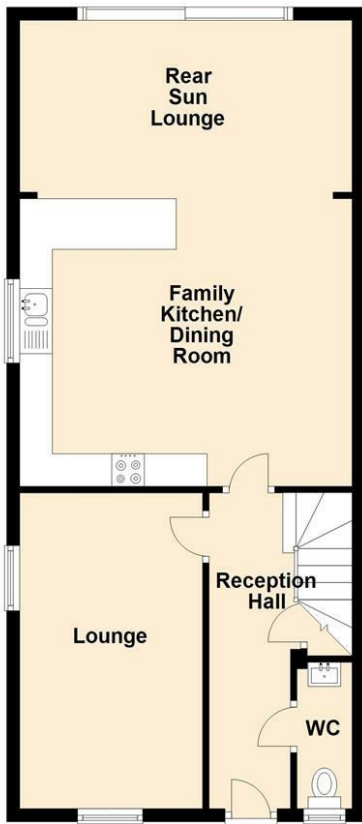
From the agents office continue along the A470 out towards Betws y Coed turning left by the former Birmingham Garage and immediately right up Nebo Road, continue half way up Nebo Road then turn left into Maes Tawel and continue round to the right and the property will be viewed straight ahead being one of the right hand block of new housing, left hand side number 18.

Proof Of Funds

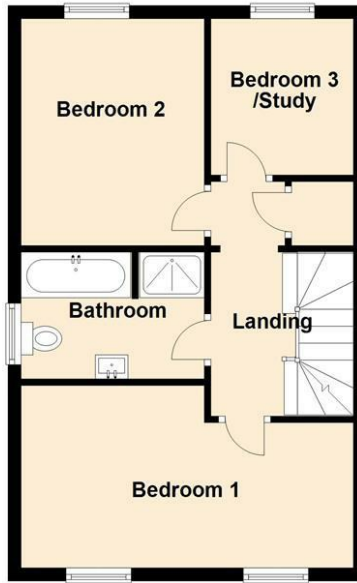
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current 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.

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

Ground Floor



First Floor



Second 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 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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