



Haulfre Station Road

Llanrwst LL26 0DS

£249,950

A superb traditional 3 storey Victorian town house with sizeable garden and rear parking. Extensive views across open fields to forest beyond.

VIEWING HIGHLY RECOMMENDED

Tenure - Freehold. EPC rating- D. Council Tax Band - D

A character family home with main accommodation arranged over three floors together with basement rooms. Beautiful feature original Minton floor, turn balustrade staircase, covings and picture rails. Affords Entrance Vestibule, Reception Hall, Lounge, Dining / Sitting Room, Morning Room & Kitchen, Rear lean to Utility Room, Basement Room.

First Floor Landing, Bathroom & separate W.C, Bedroom 1, Bedroom 2, Bedroom 3.

Second Floor Landing, Bedroom 4, Bedroom 5, Bedroom 6

Central heating and double glazing. This is a superb example of a beautiful Victorian home which is in need of some upgrading but retains original features throughout.



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)

Entrance Vestibule

original Minten floor, pine and glazed door leading to: Reception Hall, with feature balustrade and spindle turn staircase leading off to First Floor Level, coved ceiling, radiator.

Reception Hall

Feature balustrade and spindle turn staircase leading off to First Floor Level, coved ceiling, radiator.

Lounge

14'9" x 11'11" (4.52m x 3.65m)

Tiled fireplace surround, coved ceiling, uPVC double glazed bay window overlooking front enjoying views, double panelled radiator.

Rear Sitting Room

13'8" x 13'8" (4.17m x 4.17m)

uPVC double glazed window to rear, tiled fireplace surround, double panelled radiator, coved ceiling, picture rail.

Rear Kitchen

9'3" x 13'1" (2.82m x 4m)

uPVC double glazed window, wall mounted central heating boiler, Rayburn. Door with staircase leading down to cellar rooms.



Back Kitchen

Single drainer sink, base and wall units, plumbing for washing machine, uPVC double glazed window. Lean to Utility with plumbing for automatic washing machine, stable rear door.

First Floor

Spacious landing, balustrade staircase leading off to Second Floor Level.

Rear Bathroom

8'5" x 7'0" (2.59m x 2.15m)
Panelled bath with shower above, radiator, built-in linen cupboard, separate W.C with low level suite.

Bedroom 1

13'8" x 12'2" (4.18m x 3.71m)
Radiator, uPVC double glazed window overlooking rear.

Bedroom 2

13'5" x 11'11" (4.11m x 3.65m)
Large bay window overlooking front of property.

Bedroom 3

13'5" x 13'5" plus bay (4.1m x 4.11m plus bay)
Overlooking front of property.

Bedroom 4

9'6" x 5'11" (2.92m x 1.82m)
uPVC double glazed window overlooking front of property.

Second Floor

Landing

Bedroom 5

9'11" x 11'11" (3.04m x 3.65m)
Overlooking rear of property.

Bedroom 6

13'5" x 12'1" (4.1m x 3.7m)
uPVC double glazed window overlooking front enjoying extensive views.

Study

10'5" x 8'11" (3.2m x 2.74m)
uPVC double glazed window overlooking front of property.

Outside

The property benefits from enclosed front garden with a variety of shrubs and plants. Access road leads to rear of property, hard standing for parking and large enclosed grass garden. To the immediate rear there is a small Courtyard.

Services

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

Viewing Llanrwst

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

Council Tax Band

Conwy County Borough Council Tax Band - D

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.

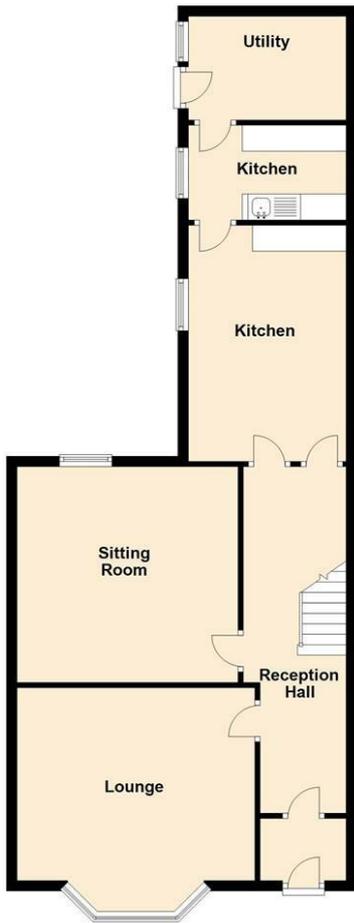
Directions

Proceed from the Agents office along the A470 in the direction of Llandudno and the property will be viewed on the right hand side immediately before the turning down towards the Railway Station.

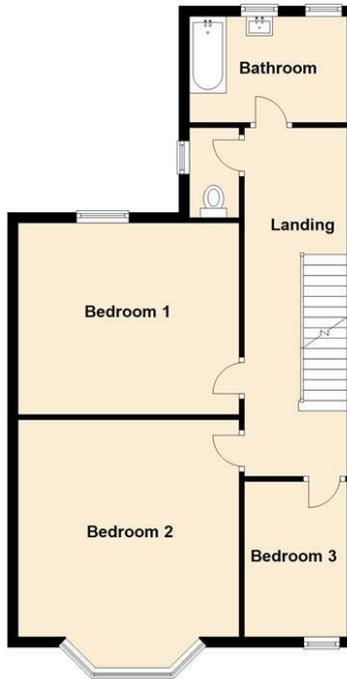


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 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
Web: <https://www.iwanmwilliams.co.uk>

