



60 Cae Person

Llanrwst LL26 0HT

£169,950

An extended end terrace house offering spacious, well presented accommodation, conveniently situated within on the level, close to local schools, leisure facilities and town centre amenities.

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

The property has been modernised in recent years and benefits from uPVC double glazing and gas fired central heating. It offers versatile family accommodation with the added advantage of a converted attic room, ideal for a variety of uses such as a home office, hobby room or occasional bedroom.

The property is considered an ideal family home or first time purchase, offering ready to move into accommodation within a convenient and accessible location.



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)

Front Entrance

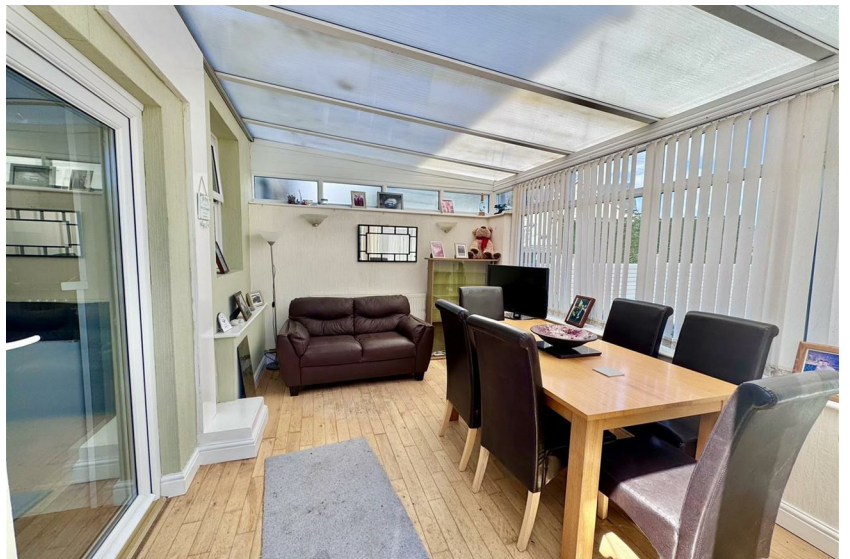
uPVC double glazed front door leading to small Entrance Hall with staircase leading off to first floor level, picture rail, radiator, timber and glazed door leading through to Living Room.

Living Room

11'4" x 14'1" (3.46m x 4.3m)
uPVC double glazed window overlooking front, feature gas coal effect stove on slate hearth, arched display recess into alcove, picture rail, TV point, telephone point. Timber and glazed door leading through to Breakfast Kitchen.

Kitchen

14'5" x 7'4" (4.4m x 2.24m)
Fitted range of base and wall units with complementary worktops, single drainer sink, plumbing for automatic washing machine, gas and electric cooker point, canopy stainless steel and glass extractor hood above, space for fridge/freezer, uPVC double glazed window and door leading to rear. Built-in cupboard housing Worcester combi boiler for central heating and hot water, radiator, understairs storage area, uPVC double glazed window. uPVC double glazed door leading through to rear Conservatory.



Conservatory

12'9" x 9'2" (3.9m x 2.81m)

Polycarbonate roof, uPVC double glazed windows, double panel radiator, solid timber flooring, uPVC double glazed French doors leading onto side and rear garden.

First Floor Landing

uPVC double glazed window overlooking side. Radiator and further staircase leading off to second floor attic converted room.

Bathroom

5'8" x 6'2" (1.74m x 1.89m)

Panelled bath, pedestal wash handbasin, low level w.c. radiator, uPVC double glazed window, fully tiled walls.

Bedroom 1

11'2" x 8'5" (3.42m x 2.59m)

uPVC double glazed window overlooking rear, built-in storage cupboard, radiator.

Bedroom 2

10'5" x 8'3" (3.19m x 2.54m)

Cast iron fireplace surround, uPVC double glazed window overlooking front with open aspect and views, picture rail.

Attic Room

14'6" x 11'3" (4.44m x 3.44m)

Eaves storage cupboards to either side, large Velux double glazed window overlooking rear with views towards the Valley.

Outside

To the front is a lawned garden with pathway approach. To the rear is a hard landscaped area providing off-road parking, together with a useful enclosed space for seating or storage.

Services

Mains water, gas, electricity 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

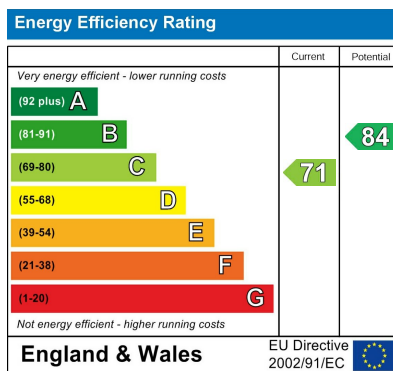
Proof Of Funds

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.





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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