



## Maesol Llanddoged Road

Llanrwst LL26 0YU

£159,500

Situated in a quiet, tucked-away position on the outskirts of town, enjoying a private setting with gardens to front and rear, driveway parking, and an attached garage.

Requiring a programme of modernisation throughout.

Maesol retains a number of original features and offers an exciting opportunity for renovation and personalisation.

The accommodation comprises a small entrance hall, two well-proportioned reception rooms, kitchen, and a useful outside utility/store. To the first floor are two bedrooms and a bathroom, all benefiting from elevated outlooks and good natural light.

Externally, the property is approached via a gated driveway providing off-road parking and access to the garage. The rear garden is bordered by mature hedging, while the front garden offers an open aspect with countryside views and ample space for landscaping.



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## Location

Located within easy reach of town centre amenities yet enjoying a peaceful, semi-rural outlook, this is a rare opportunity to acquire a home with genuine character and scope in a sought-after location.

### Entrance Hall

Tiled floor, uPVC double glazed window.

### Living Room

10'6" x 9'8" (3.22m x 2.95m)

Tiled fireplace surround and hearth, gas fire (not tested), picture rail, night storage heater.

### Dining/Sitting Room

12'11" x 9'10" (3.94m x 3.0m)

Tiled fireplace surround and hearth, picture rail, built in cylinder cupboard, uPVC double glazed window overlooking rear, understairs storage cupboard.

### Kitchen

7'10" x 5'6" (2.4m x 1.68m)

uPVC double glazed window overlooking rear, wall and base cupboards, sink.

### First Floor Landing



### Bedroom 1

14'6" x 10'11" (4.42m x 3.34m)

Night storage heater, picture rail, built in wardrobe, uPVC double glazed window overlooking front enjoying views.

### Bedroom 2

11'7" x 7'10" (3.54m x 2.4m)

uPVC double glazed window overlooking rear enjoying views, night storage heater.

### Bathroom

7'1" x 6'2" (2.18m x 1.9m)

Cast iron bath, wash basin, low level w.c. built in linen cupboard.

### Outside

The property has a lean-to car garage with up and over door, rear personal door, driveway providing off road parking, grassed garden to front and rear. Lean-to w.c. and utility with plumbing for automatic washing machine and storage area.

### 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](mailto:enq@iwanmwilliams.co.uk)

### 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.

### Directions

Proceed from the Agent's office, up Denbigh Street, turn left at the crossroads towards Talybont Road, continue onto Llanddoged Road passing the cattle market on the left hand side. Immediately after the left turning by the cattle market, continue a short distance and turn right up a small lane before the semi detached 1930's houses, proceed to the back of these, continue left to the very end and the property will be viewed on the left hand side.



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>		
(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	

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

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