



4 The Old Brewery

Llanrwst LL26 0ES

£159,950

A spacious, well appointed 2 bedroom self contained apartment forming part of a historic brewery premises.

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

Occupying a delightful and select setting just off the town centre, close to all amenities with the benefit of its own parking space. First floor accommodation with small balcony to front and rear enjoying views. Affording: Reception hall, open plan living area with dining and kitchen space, 2 double bedrooms, bathroom. Central heating, vaulted timber clad ceiling giving light and airy feel. Viewing Recommended.



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)

External timber staircase leads up to:

First Floor Level:

Small front balcony; timber and glazed door leading to:

Reception Hall:

Built-in cupboard with worktop over and housing washer dryer. Built-in storage cupboard with inset lighting.

Open Plan Living Area:

26'11" x 18'8" (8.2 x 5.7)

Vaulted ceiling.

Lounge:

Skylight windows; built-in shelving and cupboards at low level; TV point; timber and glazed windows overlooking front with slate sills; views to hillsides; radiator; mock timber fireplace surround.

Dining Area:

Radiator; built-in cupboard housing cylinder; window overlooking front with views; slate sill.



Kitchen:

Fitted base units; single drainer sink; built-in oven with four plate ceramic hob and canopy filter extractor above; space and plumbing for dishwasher and fridge; peninsular breakfast bar subdividing from dining area.

Rear Hallway:

Radiator.

Bedroom 1:

16'5" x 13'11" (5 x 4.24)

Built-in wardrobe; timber and glazed door leading onto rear steel fire escape and balcony area overlooking rear courtyard garden; double panelled radiator.

Bedroom 2:

12'4" x 11'5" (3.76 x 3.49)

Window overlooking side with open views; double panelled radiator; built-in wardrobe.

Bathroom:

Three piece suite comprising panelled bath with tiled surrounds; pedestal wash hand basin; low level W.C; chrome heated towel rail.

Outside:

The property has a single car parking area; small front and rear balcony area; communal use of the rear courtyard area.

Services:

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

Tenure:

Leasehold - We understand the remainder of 999 years lease. There is a management company and one would be buying into the 1/5th share of the freehold.

Directions:

Proceed from the town centre towards Llandudno, turn left by the Snowdonia Antiques, into Willow Street and the Old Brewery is located on the right hand side - Number 4 is located at first floor level.

Viewing:

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

Proof of ID:

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.

Agents Note

Please note the The Old Brewery Management Co comprises of 5 apartments of which each is a "Shareholder".



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(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	



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>

