



Flat 1, 20 Ancaster Square

Llanrwst LL26 0LD

£149,950

Beautifully presented 3 bed apartment offering modern comfort with character features, all within a sought-after and convenient town centre location.

VIEWING HIGHLY RECOMMENDED

Tenure: Leasehold. EPC Rating C. Council Tax Band - TBA.

Situated in the very heart of the town, overlooking the Market Square, enjoying a pleasant open outlook and within easy walking distance of local shops, cafés and amenities, the property provides an ideal opportunity for those seeking a convenient town centre lifestyle, whether as a permanent residence or investment.

Accessed via a communal entrance with reception hall, the apartment opens into a bright and welcoming interior enhanced by contemporary finishes, UPVC double glazing and electric heating.

Affording Large lounge, modern kitchen and bathroom, cloakroom and 3 double bedrooms



Tel: 01492 642551

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





Location

Situated within the town centre close to 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)

Ground Floor

Entrance Hallway:

With staircase leading up to first floor level.

Flat 1

Hallway:

Radiator, inset spot lighting.

Lounge:

18'4" x 16'6" (5.61 x 5.04)

Timber affect flooring, feature stone fire place and slate hearth. TV Point, two radiators, Upvc double glazed windows over looking front onto Ancaster Square, glazed and oak doors.

Rear Hallway:

Leading to:



Kitchen

13'5" x 6'0" (4.1 x 1.85)

Fitted range of base and wall unit with granite work tops, inset oven, four ceramic hob and extractor above, inset sink, integrated dishwasher, built in cupboard housing combi boiler for central heating hot water, space for fridge freezer.

Downstairs cloak room:

4'7" x 4'8" (1.42 x 1.44)

Low Level W.C and vanity unit, fully tiled walls and ladder style heated towel rail.

Bathroom:

8'5" x 8'5" (2.57 x 2.57)

Luxury four piece suite, comprising large shower enclosure, paneled bath, vanity unit with fitted mirror and lighting above, low level W.C, wall and floor tiling, Upvc double glazed window looking rear.



Bedroom 1:

12'3" x 9'10" (3.75 x 3)

Radiator, TV point, window overlooking hallway.

Bedroom 2:

11'10" x 9'10" (3.63 x 3)

Window overlooking hallway, radiator, TV point, extractor fan.

Bedroom 3:

7'11" x 10'9" (2.43 x 3.3)

UPVC double glazed window looking side, exposed stone former fire place along one wall, TV Point (this could used as a separate dining room if required).



Outside:

Council Tax Band

Conwy County Borough Council tax band - B

Tenure:

Leasehold

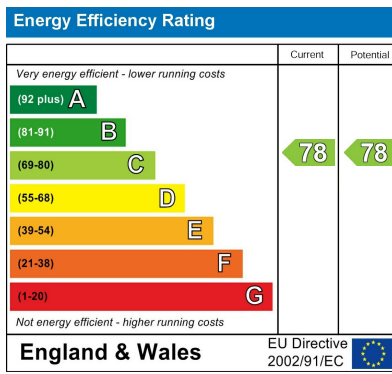
Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email 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.





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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