4 Llanrwst Road

Conwy LL32 8HP

£125,000

A mid terrace 2 bedroom cottage conveniently situated for the historical Conwy Town centre with offers local amenities including shops, bars, and restaurants.

Tenure: Freehold - EPC TBA - Council Tax: B

Ideal first time buyer home or investment property. Benefitting from gas central heating and double glazing. Affording front entrance porch, living room, kitchen, 2 bedrooms, shower room.. Rear courtyard garden.

Situated within walking distance of Gyffin village, school and easy access to Conwy town centre.

Viewing highly recommended.

Tel: 01492 555500
https://www.iwanmwilliams.co.uk

IWAN M WILLIAMS
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Location

Located within walking distance of the historic castle town of Conwy. The town has a variety of retail outlets, hotels, library and several places of interest. There are local primary and secondary schools, social and recreational facilities including an 18-hole golf course and yachting marina nearby.

The Accommodation Affords:

(Approximate measurements only)

Entrance

uPVC double glazed door leading into Entrance Vestibule.

Entrance Vestibule

4'0" x 3'2" (1.23m x 0.97m)

Part glazed uPVC double glazed door leading into Lounge.

Lounge

12'8" x 16'5" (3.88m x 5.01m)

Radiator, coved ceiling, timber fireplace surround, sliding glazed door leading into Kitchen, staircase leading to first floor level.

Kitchen
17'3" x 7'10" (5.27m x 2.39m)
Range of base and wall units, 1.5 stainless steel sink unit, tiled flooring, uPVC double glazed window to rear elevation, uPVC double glazed rear door, radiator, Valiant gas central heating boiler, part tiled walls, built-in cupboards.

Shower Room
4'8" x 8'5" (1.44m x 2.57m)
Vanity unit with inset sink, low flush w.c. glazed shower cubicle with Mira shower fitment, ladder style towel rail, extractor fan.

First Floor Level
Landing with access to attic space.

Bedroom 1
8'11" x 12'6" (2.72m x 3.83m)
uPVC double glazed window to front elevation, radiator.

Bedroom 2
6'3" x 7'6" (1.93m x 2.29m)
uPVC double glazed window to rear elevation, radiator.

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

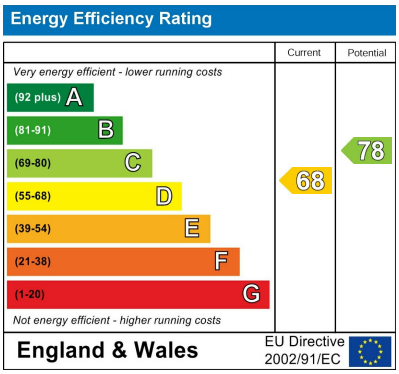
Outside
Front forecourt garden, to the rear there is a paved garden with rear pedestrian access.

Viewing
By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

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:
Conwy County Borough Council tax band B

Directions
From the Castle in Conwy follow the B5106 towards Gyffin, continue into the village and up the hill where No 4 will be found on your left hand side.



Total area: approx. 53.1 sq. metres (571.0 sq. feet)

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 option must be treated as given on the same basis as these particulars.

Iwan M Williams Estate Agents

5 Bangor Road
Conwy
LL32 8NG

Tel: 01492 555500
Email: conwy@iwanmwilliams.co.uk
Web: https://www.iwanmwilliams.co.uk

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