



59 Caer Felin

Llanrwst LL26 0BH

£155,000

A traditional double fronted former local authority residence situated in a popular residential development on the outskirts of the town centre.

VIEWING HIGHLY RECOMMENDED

Tenure: Freehold. EPC Rating E. Council Tax Band B

The property has been upgraded and modernised in recent years and offers an ideal family home in a convenient setting. UPVC double glazing and gas fired central heating together with a modern fitted kitchen and contemporary bathroom suite.

Affording: entrance hall, spacious lounge with attractive feature fireplace, large kitchen/dining room, first floor landing, two double bedrooms and modern bathroom with shower over bath.

Outside, the property enjoys a lawned front garden together with a sizeable enclosed rear garden offering an excellent space for children, entertaining and general family enjoyment.



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)

Reception Hall

Composite double glazed front door, turn balustrade staircase leading off to first floor level, understairs storage cupboard, dado rail, door leading through to Lounge.

Lounge

11'4" x 15'2" (3.47m x 4.63m)

Feature 'Adam' style fireplace surround with inset coal effect gas fire, double panel radiator, dado rail, coving, uPVC double glazed windows overlooking front and rear elevation.

'L' shaped Dining Kitchen

15'0" x 8'6" (extending 15'6" at rear) (4.59m x 2.6m (extending 4.74m at rear))

Dining area; uPVC double glazed window overlooking front, space for fridge.

Kitchen; fitted base and wall units with complementary worktops, electric cooker point, concealed filter extractor, plumbing for dishwasher, 1.5 bowl single drainer sink with mixer tap, double panel radiator, tall cupboard, space for fridge, wall mounted Worcester Bosch 240 central heating boiler, uPVC double glazed window overlooking rear, built-in storage cupboard. Timber and glazed door leading to rear Utility porch.



Utility Porch

Plumbing for automatic washing machine, worktop and space over for dryer, uPVC double glazed door leading to rear of property.

First Floor

Landing with uPVC double glazed window overlooking front, dado rail.

Bedroom 1

11'7" x 15'1" (3.54m x 4.62m)

uPVC double glazed window overlooking front and rear elevation, double panel radiator.

Bedroom 2

15'2" x 8'6" (4.64m x 2.6m)

Double panel radiator, uPVC double glazed window overlooking front and rear elevation.

Bathroom

7'10" x 6'0" (2.4m x 1.84m)

Panelled bath with mixer tap shower adaptor, electric shower above, folding shower screen, vanity washbasin, mirror fronted medicine cabinet, wall mounted store cupboard, concealed cistern w.c. fully tiled walls, access to roof space, uPVC double glazed window overlooking rear.

Outside

Lawned front garden together with a sizeable enclosed rear garden offering an excellent space for children, entertaining and general family enjoyment. Timber and corrugated garden store shed. Rear pedestrian access.

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@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.

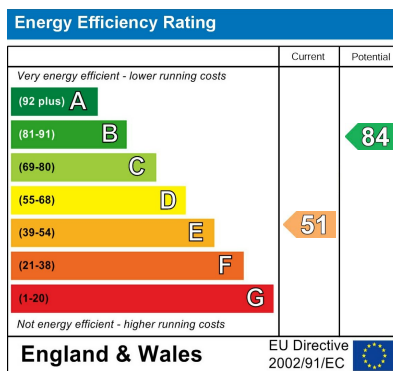
Council Tax

Band B.

Directions

From the Agent's office, proceed up Denbigh Street, turn left at the crossroads into Regents Park. As the road continues round to Talybont Road, take the right fork up to Cae Tyddyn and Cae Felin, take the first right after the playing fields into Cae Felin and follow the road round, and the property will be viewed on the left hand side.





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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