



6a Tremarfon

Llanrwst LL26 0BP



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£352,000

A substantial, well-presented 4 bedroom detached family residence, extended and remodelled over the years to provide spacious and versatile living accommodation ideally suited to modern family living.

Tenure: Freehold. Council Tax - TBC. EPC Rating - TBC

Occupying a desirable corner position within a quiet cul-de-sac setting, the property enjoys an elevated rear aspect with far-reaching views over Llanrwst towards the surrounding hills.

The accommodation benefits from uPVC double glazing and gas fired central heating throughout and briefly comprises:

Ground Floor:

Reception Hall, spacious Lounge with pleasant outlook, impressive modern fitted Kitchen incorporating a central island and opening through to a Dining/Sitting Area, creating an excellent open-plan family space. The accommodation is further enhanced by a Conservatory to the rear, enjoying views over the garden and beyond.

First Floor:

Landing leading to four well-proportioned Bedrooms, the principal Bedroom benefiting from En-Suite facilities, together with a Family Shower room.

Outside:

Landscaped cottage-style gardens to both front and rear, designed for ease of maintenance and enjoyment, with a variety of seating areas, planting and a covered outdoor entertaining space.



Location

Located on the edge of Llanrwst, within easy reach of the town's shops, schools, and amenities. The property also lies within convenient distance of the picturesque villages of Trefriw and Betws-y-Coed, making it a prime spot for access to Snowdonia National Park and a wealth of outdoor activities

Front entrance porch:

uPVC double glazed doors and windows, tiled floor, uPvc double glazed door leading to:

Reception hall:

Tiled floor, double panelled radiator

Stair case leading of to first floor level:

15 unit glazed door leading to:

Lounge: 14'5" x 12'8" (4.41 x 3.88)

Double panelled radiator, uPVC double glazed looking front, TV point, coved ceiling, twin 15 unit glazed doors leading to:

Large open plan sitting/ dining/ breakfast kitchen
15'11" x 20'4" (4.86 x 6.2)

Dining & sitting area:

understairs storage cupboard, double panelled radiator

Kitchen:

Fitted range of modern base and wall units with complementary work tops, central island with breakfast bar, inset 1.5 sink with mixer tap, plumbing for dishwasher, 5 ring hob with stainless steel extractor hood above, double oven and grill, space for fridge freezer, double panelled radiator, uPVC double glazed window looking rear, French door leading to:

Conservatory: 13'0" x 8'1" (3.97 x 2.48)

Radiator, uPVC double glazed sliding patio door leading onto outside rear, polycarbonic roof.

15 unit glazed door leading to rear entrance hall:

Radiator. uPVC double glazed door leading to rear.



Downstairs utility & W.C.: 6'1" x 5'3" (1.86 x 1.61)
Low level W.C., range of shelving, plumbing for automatic washing machine.

First floor landing:
Access to roof space.

Bedroom 1: 14'7" x 8'0" (4.47 x 2.46)
uPVC double glazed window looking front, radiator.

Bathroom 1 suite:
Panelled bath, mixer shower above, pedal stool washing basin, low level W.C., expelair air fan, ladder style heated towel rail.

Shower room: 6'5" x 5'1" (1.98 x 1.57)
Shower, pedal stool washing basin, low level W.C., Ladder style heated towel rail.

Bedroom 2: 9'10" x 12'0" (3 x 3.68)
uPVC double glazed window looking rear enjoying extensive views, radiator.

Bedroom 3: 11'11" x 9'10" (3.65 x 3)
uPVC doubled glazed window looking front, radiator:

Bedroom 4: 8'8" x 5'9" (2.65 x 1.76)
Radiator, uPVC double glazed window, built in linen cupboard.

Outside:

The property is situated in a large corner plot, with a driveway offering ample parking for several vehicles. The garden is well established and provides beautifully landscaped areas with established shrubs and plants. There is a side covered timber storage area. A pathway leads to a beautifully maintained rear garden with established shrubs and plants, a cottage-style garden with pond, and patio areas. There is an outside garden room with outside seating, enjoying a sunny aspect, a dog kennel, and outside lighting. To the outside rear door, there is a covered outside seating area.



Integral car garage: 19'3" x 8'8" (5.87 x 2.65)
With power and light connected, wall mounted central heating boiler.

Services:

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

Viewing Llanrwst

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

Directions:

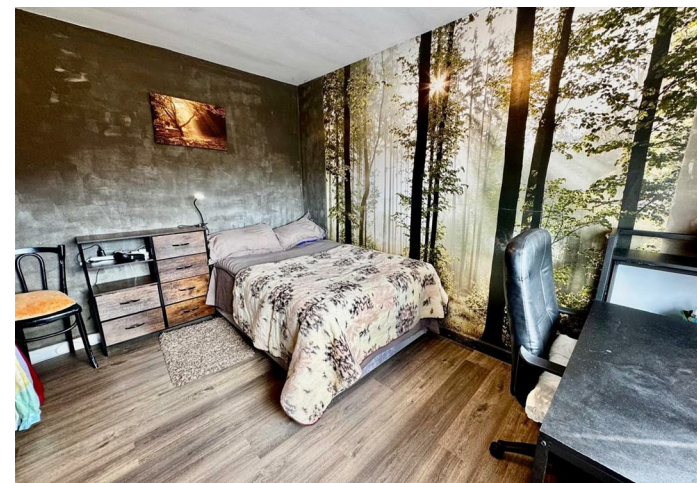
From the agent's office, proceed up Denbigh Street. Continue past the crossroads and up the hill. Take the left turn into Tremarfon, then the first right into the cul-de-sac. Halfway up, turn right where there are two houses, one on the left and one on the right. 6A Tremarfon is the property on the right hand side, ample parking outside.

Council Tax Band:

Conwy County Borough Council tax band - C

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.



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

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 Denbigh Street
Llanrwst
Conwy
LL28 0LL

Tel: 01492 642551
Email: enq@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

