

43 Scotland Street

Llanrwst LL26 0AL

£105,000

A traditional three-storey end-terrace townhouse, together with a useful basement room and a single-storey side extension, situated in a convenient location within easy walking distance of the town centre.

Tenure- Freehold Council Tax- B EPC- E





The property benefits from majority double glazing and gas central heating, but would now benefit from a programme of general modernisation and upgrading, offering excellent potential for purchasers wishing to improve and personalise the accommodation to their own requirements.

The accommodation briefly comprises: entrance directly into a lounge with staircase leading to the first floor and access to the basement room. To the rear is an inner passageway providing access to the bathroom and a spacious dining kitchen with rear entrance door.

The first floor provides a good-sized double bedroom, whilst the second floor offers a further spacious attic bedroom with exposed stone wall, creating an attractive character feature.

The property has no garden only a narrow access path to left of house.

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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.

An ideal opportunity for first-time buyers, investors or those seeking a property with scope for improvement in a central and convenient location.

The Accommodation Affords:

(Approximate measurements only)

Ground Floor

Lounge

14'0" x 14'1" (4.28m x 4.3m)

Feature fireplace surround with raised hearth, double panel radiator, uPVC double glazed window and door to front elevation, staircase leading to first floor and doorway providing access to an enclosed staircase which leads down to basement room.

Basement

14'1" x 14'2" (4.3m x 4.32m)

Beamed ceiling, light connected.

Rear Hallway

With single glazed window overlooking rear.

Bathroom

7'4" x 5'0" (2.25m x 1.53m)

Three piece suite comprising panelled bath, pedestal wash handbasin, low level w.c. radiator, extractor fan, single glazed window to rear elevation.





Dining / Kitchen
10'9" x 13'5" (3.3m x 4.1m)
Fitted base and wall units with complementary worktop, recess former fireplace housing double panel radiator, plumbing for automatic washing machine, integrated oven, space for fridge, wall tiling, built-in cupboard housing central heating boiler, uPVC double glazed window and door to rear.

First Floor
Landing with further staircase leading to second floor.

Bedroom 1
14'0" x 9'4" (4.27m x 2.85m)
uPVC double glazed window to front elevation, double panel radiator.

Second Floor

Bedroom 2
14'1" x 14'1" (4.3m x 4.31m)
Vaulted ceiling, double panel radiator, uPVC double glazed window to front elevation and window to rear elevation.

Outside
Narrow parcel of land/ walkway to left hand side between neighbour's car parking space and the house is believed to be included - legal representative to confirm title . Parking will be on Council maintained and owned highway.

Services
Mains water, gas and electricity are believed to be connected to the property.

Tenure
Freehold with vacant possession available on completion.

Agents Note
The parking area to left side of property does not belong to this property and belongs to neighbouring property. However the Land Registry plan shows 43 Scotland Street to own a narrow strip of path to left of the house allowing access and maintenance. Solicitors to confirm title.
Broadband/Fibre is good in the area and outside mobile signal is available.

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.

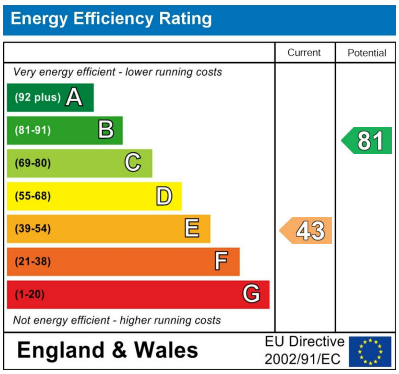
Council Tax
Council Tax Band-B

Directions
Proceed from the Agent's office up Denbigh Street to the crossroads, turn left towards Regents Park and then immediately left into Scotland Street and the property will be viewed on the right 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 option must be treated as given on the same basis as these particulars.

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