



## 9 Victoria Court Bridge Street

Llanrwst LL26 0GA

£270,000

A spacious 3 bedroom purpose built Apartment in popular central setting enjoying extensive views over Afon Conwy towards the Gwydir forest.

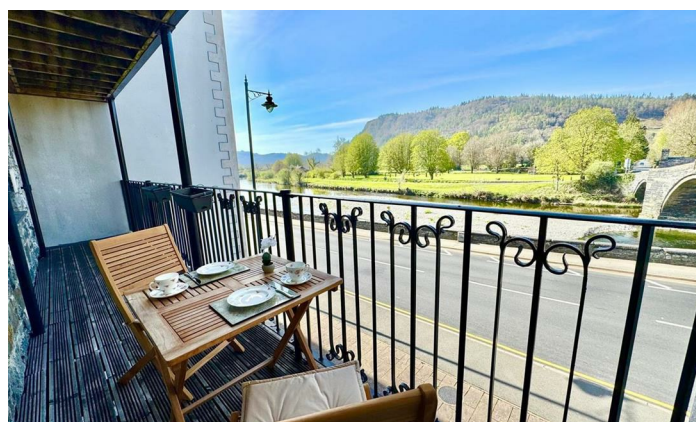
VIEWING HIGHLY RECOMMENDED

Tenure - Freehold. EPC rating- B. Council Tax Band - D

Beautifully presented 3 bedroom self contained first floor apartment with balcony, enjoying extensive views across the river towards surrounding countryside. The property offers well appointed accommodation with the benefit of central heating and attractive sash style double glazed windows. Affording, Reception Hall, open plan Lounge and Dining Kitchen, Balcony, Bed 1 with en-suite shower room, Bedroom 2, Bedroom 3 and Bathroom.

The property has an allocated parking space together with a number of visitor parking bays.

Leasehold - remainder of 999 year lease from 2009 with all owners to be a shareholder in the Freehold of the property.



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## Location

### Communal Reception Hall

Ground level access to Hallway with stairs and lift up to First Floor level. At first floor door to internal hallway which leads to Apartment 9 and 10. Built in Store cupboard.

### Reception Hall

Antico flooring, double panel radiator, built-in boiler cupboard housing Worcester combi boiler for central heating and hot water, electric meters.

### Lounge

9'6" x 19'3" (2.92m x 5.88m)

Feature Adam style fireplace surround in oak with coal effect electric fire inset, tiled hearth, antico flooring, TV point, double panel radiator, French windows leading onto front balcony, enjoying views over the Llanrwst bridge to the Gwydir Forest and beyond.



### Dining Kitchen

11'6" x 14'8" (3.53m x 4.49m)

Total depth 7.63m x 5.89m 'L' shaped.

Fitted range of base and wall units with complimentary worktops, 1.5 bowl single drainer sink with mixer taps, pull out tall larder unit, integrated dishwasher, stainless steel oven, four plate ceramic hob, stainless steel and glass contemporary extractor above. Integrated fridge/freezer, antico flooring, sash double glazed uPVC window overlooking front enjoying extensive views. Laundry cupboard with plumbing for automatic washing machine and space above for dryer. Intercom door release system.



### Bedroom 1

11'10" x 11'0" (3.61m x 3.36m)

Radiator, sash double glazed window overlooking side elevation.

### En-suite Shower Room

5'2" x 6'6" (1.58m x 2.0m)

Modern three piece suite comprising large walk in shower with glazed screen and tiled surround, electric shower, pedestal wash hand basin with monochrome taps, low level w.c. chrome ladder style heated towel rail, medicine cabinet with integrated lighting, inset spotlighting.

### Bedroom 2

12'5" x 8'8" (3.8m x 2.66m)

Range of wardrobes with sliding timber doors, radiator, sash window overlooking side elevation.

### Bedroom 3

12'7" x 6'6" (3.86m x 1.99m)

Sash window overlooking side elevation, range of built in wardrobes.

### Bathroom

9'6" x 7'5" maximum (2.9m x 2.27m maximum)

Panelled bath with shower screen, mains shower above, pedestal wash hand basin, low level w.c. wall and floor tiling, radiator, inset spot lighting and extractor.

### Front Balcony

25'1" x 4'2" (7.66m x 1.28m)

Extending along the length of the front elevation enjoying extensive views down the Conwy Valley over the river to the hillsides of Gwydir Forest, overlooking the Llanrwst Indigo Jones bridge and also views down towards Betws y Coed.

### Services

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

### Tenure

Full details will be provided by the agent.

### Viewing Llanrwst

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

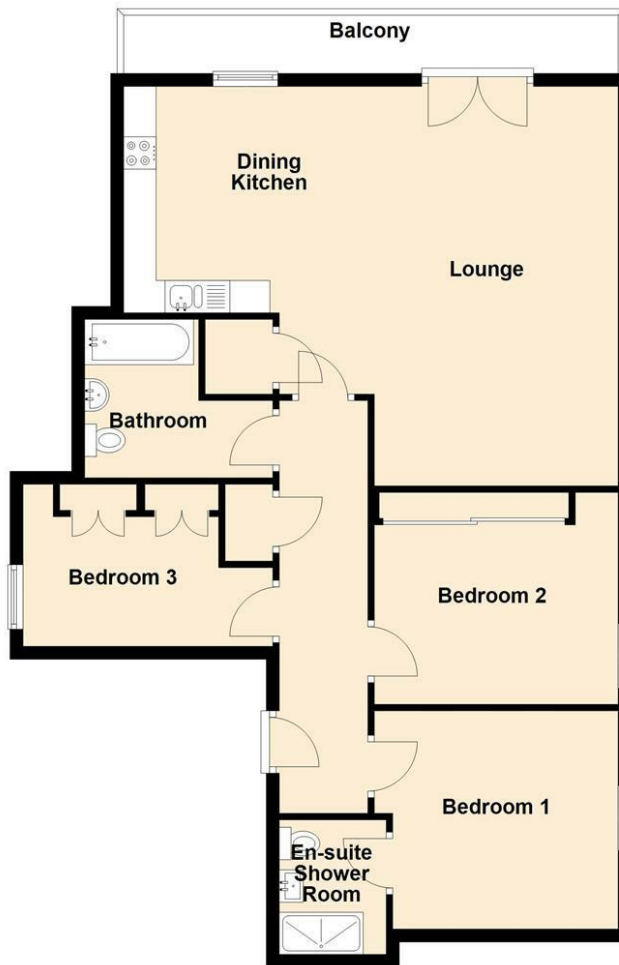
### Council Tax

Band D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Ground Floor



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 or 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.

## Iwan M Williams Estate Agents

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