



Hendy, 1 Tan Y Graig

Llanrwst LL26 0NA

£69,000

A Charming Two Bedroom Grade II Listed Cottage, Being Located In The Centre Of Llanrwst, And Being In Need Of A Scheme Of Upgrading.

Tenure: Freehold. EPC - TBA. Council Tax A

The Property Benefits From A Garden And Parking Area. Some Refurbishment Works Have Already Commenced, Including The Installation Of A Gas Central Heating Boiler. Potential To Create A Stunning Home



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.

Accommodation:

Kitchen:

Window and door to front. Single drainer sink, radiator.

Lounge:

2x windows to front. Exposed beams to ceiling. Gas boiler in cupboard

Lounge 2:

Window to front. Radiator. Exposed beams

First Floor

Bedroom 1:

Exposed joists. 2x skylights. Radiator x2

Bedroom 2:

Window. Exposed joists. Skylight. Radiator

Bathroom:

Window. Radiator



Outside:

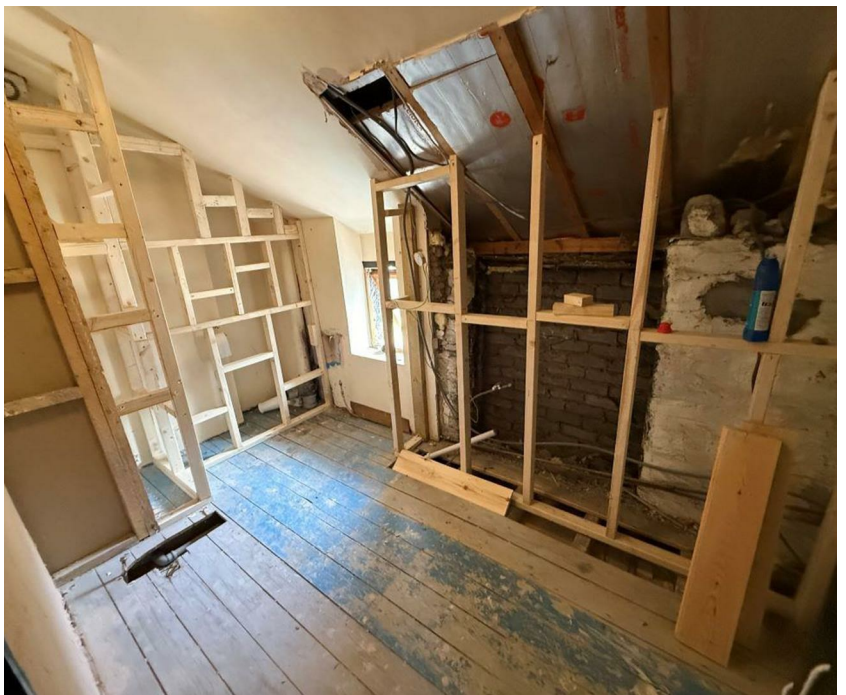
Garden area and potential parking area. The old outbuilding opposite is included

Viewing Llanrwst

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.



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

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