

Dedwyddfa Cae Llan

Llanrwst LL26 0DH

£247,500

A beautifully presented 3 bedroom semi detached house, offering spacious accommodation within level walking distance of the Town centre.

Tenure: Freehold. EPC: D. Council Tax Band: C





An improved and upgraded home offering light and airy 3 bedroom accommodation in a popular residential area. Brick paved driveway, together with rear parking, garage and gardens. Gas fired central heating and UPVC double glazing. Affording reception hall, living room with multi-fuel stove, dining room with feature fire place, fully fitted kitchen, 3 bedrooms and bathroom.

Viewing Highly Recommended.

Tel: 01492 642551
https://www.iwanmwilliams.co.uk

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



Location

Situated within level walking distance of all shops, train station, Doctor surgery and other local services and amenities. Llanrwst is a traditional market town, located in the beautiful Conwy Valley approximately 4 miles from the tourist resort of Betws y Coed.

The Accommodation Affords:

(Approximate measurements only)

Reception Hall:

Double panelled radiator, balustrade staircase leading off to first floor level, under stairs storage cupboard housing electric meters, uPVC double glazed window to side, uPVC front door.

Living Room:

13'1" x 11'11" (4.0m x 3.65m)

Feature recessed fire place housing multi-fuel stove. uPVC double glazed bay window overlooking front, t.v. point double panelled radiator.

Rear Dining Room:

10'4" x 13'1" (3.15m x 4m)

Feature recessed former fireplace with timber lintel over, radiator, uPVC double glazed french windows leading onto rear garden and patio, square archway leading to kitchen.

Kitchen:

10'9" x 7'1" (3.28m x 2.17m)

Fitted range of base and wall units with complementary worktops, four ring hob, stainless steel double oven and grill, concealed extractor above, single drainer sink, wall tiling, integrated dishwasher and fridge/freezer. uPVC double glazed window overlooking rear of property.





First Floor

Spacious Landing:
UPVC double glazed window overlooking side elevation.

Bedroom 1:
11'9" x 11'1" (3.6m x 3.4m)
uPVC double glazed window overlooking front enjoying open aspect and views, radiator, picture rail.

Bedroom 2:
10'5" x 9'10" (3.2m x 3m)
Built-in cupboard housing boiler for central heating and hot water system, picture rail, radiator, headboard timber panelling to one wall, double panelled radiator, uPVC double glazed window.

Bedroom 3:
2.63m x 2.5m
uPVC double glazed window overlooking front with open aspect and views, radiator.

Bathroom:
Three piece suite comprising panel bath with electric shower above, shower screen, pedestal wash hand basin, low level w.c. uPVC double glazed window to rear elevation, wall tiling, inset spotlighting, chrome ladder style heated towel rail.

Outside:
Brick paved driveway allowing off-road parking. Path leading to enclosed rear garden with brick paved and grassed areas, outside seating area, lean-to utility shed with plumbing for automatic washing machine and space for dryer. Power and light connected.

Detached Car Garage:
With access from rear service lane, uPVC double glazed personal side door and window

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

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.

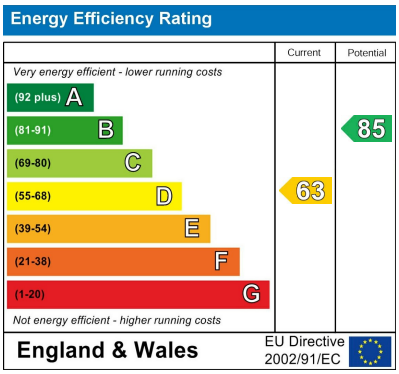
Council Tax:
Band - "C"

Directions:
Proceed from the Town centre along the A470 in the Llandudno direction, turn right into Parry Road and first right into Cae Llan 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 option must be treated as given on the same basis as these particulars.

Iwan M Williams Estate Agents

5 Denbigh Street
Llanrwst
Conwy
LL26 0LL

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

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI