



23 Cae Llan, Llanrwst, LL26 0DH

**£1,300 Per month**



**\*\* PLEASE SEND AN EMAIL THROUGH RIGHTMOVE TO REGISTER YOUR INTEREST BY CLICKING ON REQUEST DETAILS OR EMAIL. \*\***  
 Newly renovated three-bedroom end-of-terrace house. The property has a front garden with a private driveway providing parking for two cars. To the rear is a large enclosed lawned garden with a garden shed and privacy fencing currently being installed. The ground floor is open plan, comprising a newly fitted kitchen, dining area, and living room, with the added benefit of a rear porch providing access to the garden. The living room includes a modern media wall with dimmable lighting and under-stairs storage. The first floor offers three bedrooms, a bathroom with a shower over the bath, and a large storage cupboard. New flooring has been fitted throughout. Additional details include triple-glazed windows, Council Tax Band C, EPC rating D, and off-street parking for two vehicles. Deposit £1,400. To be considered your combined annual salary must be over £46,800.



- NEWLY RENOVATED
- DETACHED HOUSE
- LARGE ENCLOSED GARDEN
- MEDIA ROOM
- COUNCIL TAX BAND C
- THREE BEDROOM
- OFF ROAD PARKING FOR TWO CARS
- PRIVACY FENCING TO BE FITTED
- EPC D
- DEPOSIT £1,400