



2 Parc Conwy
Llanrwst LL26 0NE



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£365,000

A substantial detached four bedroom self-build bungalow, occupying a pleasant position within a small development of individually designed homes on the outskirts of the town.

NO ONWARDS CHAIN.

Tenure - Freehold. EPC Rating - TBA. Council Tax Band - F.

Enjoying an attractive setting with far-reaching views across the valley, the property offers generous, well laid out accommodation, all arranged on one level, making it an appealing home for a range of buyers.

The property stands within good-sized grounds with a hard landscaped front garden, ample driveway parking and a large detached garage. Central heating, double glazing and solar panels.

Spacious and versatile accommodation comprising, entrance hall, shower room, lounge and dining room, large dining kitchen and conservatory, all with views over the garden and surrounding countryside.

There are four bedrooms in total, including a principal bedroom with en-suite facilities. In addition, the property benefits from a family bathroom and a separate shower room, providing practical accommodation for family living or visiting guests.

While some cosmetic updating may now be desirable, this is a rare opportunity to acquire a spacious bungalow in an attractive edge-of-town setting, with generous parking, a detached garage and beautiful valley views.



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.

The Accommodation Affords:
(Approximate measurements only)

Front Entrance Porch

uPVC double glazed door and window. Further timber and glazed door leading to spacious reception hall, radiator, coved ceiling, built-in cupboard housing electric meters and solar panel control system. Linen built-in storage cupboard with slatted shelving.

Shower Room

Shower enclosure, electric shower, pedestal wash handbasin, low level w.c. wall tiling, radiator.

Dining Room 12'7" x 13'0" (3.86m x 3.98m)

Serving hatch to Kitchen, coved ceiling, radiator, uPVC double glazed window overlooking side elevation, archway leading to Lounge.

Lounge 15'8" x 15'10" (4.78m x 4.84m)

Stone fireplace surround with slate hearth and coal effect gas fire (not tested), TV point, radiator, uPVC double glazed window overlooking rear, wall lights, uPVC double glazed door leading to Conservatory.

Conservatory 12'11" x 11'4" (3.95m x 3.47m)

Tiled floor, sealed unit double glazed windows and door leading to outside, power points.

Breakfast Kitchen 13'1" x 14'4" (4.0m x 4.38m)

Fitted range of base and wall units with complementary worktops, double oven and grill, five ring gas hob with stainless steel extractor above, integrated dishwasher, 1.5 bowl sink with mixer tap, radiator, undercounter integrated fridge, coved ceiling, telephone and TV points, uPVC double glazed window overlooking rear enjoying extensive views. Door to Utility Room.



Utility Room 11'1" x 6'2" (3.4m x 1.88m)

Base and wall cupboards, uPVC double glazed door leading to outside rear, plumbing for washing machine, single drainer sink with mixer tap, wall mounted Worcester combi boiler (not tested) for central heating and hot water.

Bedroom 1 13'7" x 11'8" (4.16m x 3.56m)

Coved ceiling, radiator, wardrobes, headboard, uPVC double glazed window overlooking rear.

En-suite Shower Room 8'3" x 6'6" (2.53m x 1.99m)

Large shower tray with floor to ceiling glazed screen, low level w.c. pedestal wash handbasin, bidet, radiator, uPVC double glazed window.

Bedroom 2 11'8" x 9'2" (3.56m x 2.8m)

Radiator, uPVC double glazed window overlooking front.

Bedroom 3 11'3" x 9'8" (3.43m x 2.97m)

Coved ceiling, radiator, uPVC double glazed window overlooking front elevation.

Bedroom 4 10'5" x 9'2" (3.2m x 2.8m)

uPVC double glazed window overlooking side, radiator, coved ceiling.

Bathroom 11'2" x 6'10" (3.42m x 2.1m)

Four piece suite comprising; panelled bath with mixer tap shower above, vanity washbasin, built-in storage cupboards, concealed cistern w.c. bidet, coved ceiling, wall tiling.

Outside

Sizeable front and rear gardens designed for ease of maintenance. Additional area of raised beds for growing vegetables together with greenhouse.

Garage / Work Shop 16'11" x 21'0" (5.18m x 6.41m)

Up and over door, side personal door, double glazed window to side elevation, power and light connected.

Services

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



Agent's Note

The property is being sold by a third party on behalf of the owners and is 'sold as seen' - they have no knowledge of the property and buyers must satisfy themselves as to the condition, working status of any items listed within the agent's sales literature.

Viewing

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email 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 - F

Directions

Proceed from Llanrwst in the direction of Betws y Coed, turn right into Parc yr Eryr development and continue round to the right with the estate road and continue straight ahead into Parc Conwy and the property will be viewed on the left hand side.



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

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