

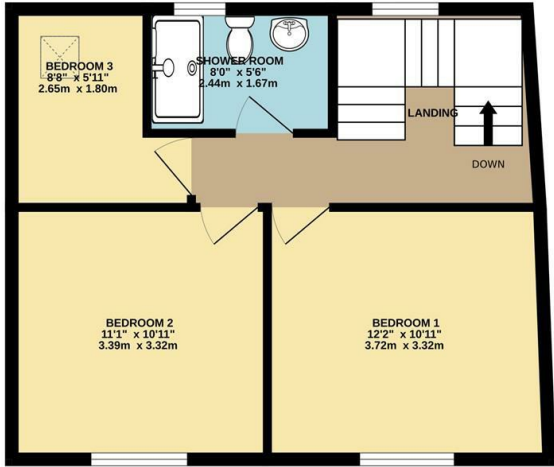
P J B
Prys Jones & Booth



GROUND FLOOR



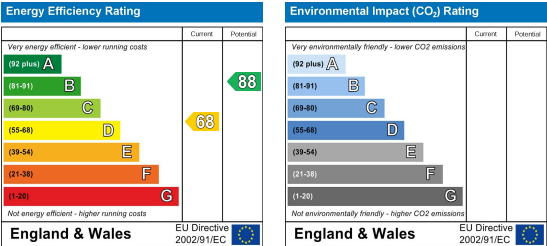
1ST FLOOR



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2 Gwydyr Cottage, Llanrwst, LL26 0LD £160,000

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2 Gwydyr Cottage, Llanrwst, LL26 0LD

£160,000



Tenure
Freehold.

Council Tax
Tax Band B. Average from 01.04.2025 £1,805.09

Property Description

Set in a peaceful part of this Historic Market Town, down an alley known as Steam Packet Alley is this spacious three bedroom character cottage which offers open plan living on the ground floor and three bedrooms and bathroom to the first floor.

On entering the property you will find a good size comfortable living room with tiled floor, log burning effect electric stove and inset spot lights this room is bright and opens to the kitchen and dining area.

The kitchen is equipped with a good range of fitted wall and base units having complementary work surfaces and brick style tiled splash backs. Built in oven and four ring gas hob, space and plumbing for a washing machine and inset ceiling lights. Double doors lead to outside and a window to the front allow for maximum natural light. Ample space for a dining table and chairs.

To the first floor there are three bedrooms, two double bedrooms and a smaller double. A three piece shower room comprises; walk in double shower, low level WC and pedestal wash hand basin.
No chain on sellers side.

Location

Steam Packet Alley is located just off the main square at the back of the very popular La Barica Bistro. The market town of Llanrwst is located in the Conwy Valley approximately 5 miles north of the renowned inland resort Betws Y Coed and 15 miles south of the coastal resort of Llandudno. The town of Llanrwst has a wide range of amenities including local shops, supermarket, eateries, primary and secondary schools. Transport include train and bus services.

Services

It is believed the property is connected to mains gas, electric, water and sewage services although we recommend you confirm this with your solicitor.

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Open Plan Lounge Kitchen Diner
19'6" x 11'8" (5.95m x 3.58m)

First Floor

Bedroom No: One
11'1" x 10'10" (3.39m x 3.32m)

Bedroom No: Two
12'2" x 10'10" (3.72m x 3.32m)

Bedroom No: Three
8'8" x 5'10" (2.65m x 1.80m)

Shower Room

Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinnel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

Professional Services

Iwan Prys Jones Bsc. PGDM, MRICS is a full member of the RICS with specialist expertise in professional home surveys, commercial property

surveys / valuations. Please contact us today to discuss our competitive fees.

