4 Nant Y Goron

Llanrwst LL26 0SN

£279,950

A well presented modern 2 bedroom detached bungalow in a popular residential estate on the outskirts of the town.

Tenure - Freehold. EPC rating- C. Council Tax Band - E

This superb 2 bedroom bungalow was built by award wining developers "Lloyd Houses" approx 20 years ago offering a small select estate of similar style bungalows . Benefiting from uPVC double glazing, gas fired central heating, rear uPVC double glazed conservatory and detached car garage. Affording Entrance Hall, Lounge, Conservatory, Breakfast Kitchen, Bedroom 1, Bedroom 2, Bathroom.
Convenient level setting on the outskirts of the town.

Viewing Highly Recommended.

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

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Location

uPVC double glazed front door leading through to Reception Hall with radiator, coved ceiling, built in linen cupboard.

Lounge

11'7" x 16'2" (3.54m x 4.95m)

Feature Adam style constituted stone, fireplace surround with marble hearth and electric fire, 2 x double panelled radiator, coved ceiling, uPVC double glazed french windows leading into Conservatory.

Conservatory

10'6" x 8'10" (3.21m x 2.7m)

Overlooking rear garden, power points, door leading through to outside garden.

Dining / Kitchen

9'7" x 9'10" (2.93m x 3m)

Fitted range of base and wall units with complementary worktops, stainless steel oven, 4 ring gas hob, concealed extractor hood, built in Worcester central heating boiler, single drainer sink, wall and floor tiling. Dining Area with wall mounted cupboard, radiator, uPVC double glazed door leading to rear.

Bedroom 1

11'7" x 12'3" (3.54m x 3.74m)

Bay uPVC double glazed window overlooking front, radiator, coved ceiling.

Bedroom 2

8'8" x 10'2" (2.65m x 3.12m)

uPVC double glazed window overlooking front with open aspect and views, coved ceiling.

Bathroom

6'6" x 5'8" (2m x 1.73m)

Panelled bath with folding shower screen, mixer tap shower, pedestal wash hand basin, low level W.C, shaver point, extractor fan, inset spotlighting.

Outside

The property has a long tarmacadam driveway leading to single car garage with up and over door, outside lighting, front gravelled front garden. Rear large patio area with patio and grassed garden , rear uPVC double glazed personal door leading to garage, power and light connected.

Services

Mains water electricity gas and drainage connected to the property.

Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

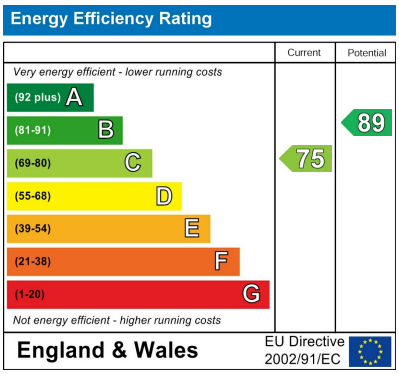
Council Tax Band

Conwy County Borough Council - Council Tax Band "E"

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.

Directions



Ground Floor

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arrising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
Plan produced using PlanUp.

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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