



Foty Abergele Road

Llanrwst LL26 0NG

£176,500

An immaculately presented, deceptively spacious mid terrace residence, ideally situated in a convenient position on the outskirts of the town centre.

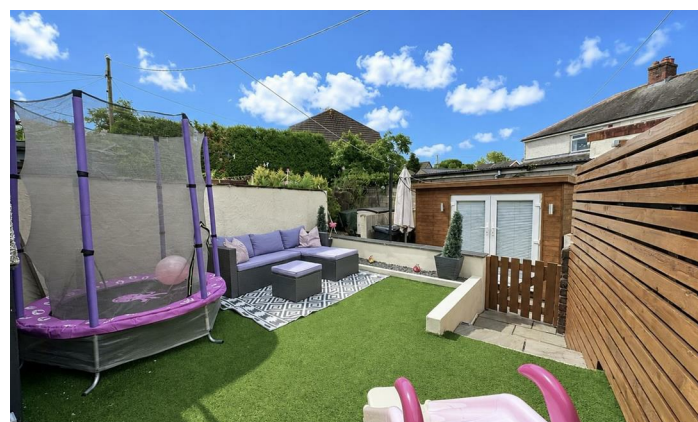
VIEWING HIGHLY RECOMMENDED

Tenure: Freehold. EPC: D. Council Tax: B

This beautifully maintained home has been tastefully modernised throughout and offers ready-to-move-into accommodation, perfectly suited to first time buyers, young families or those seeking additional work-from-home space.

The accommodation briefly comprises entrance hallway, lounge, open-plan dining room and modern kitchen, utility room. First floor are two well-proportioned bedrooms together with contemporary bathroom suite, staircase leads to a superb attic room currently utilised as a home office, offering excellent versatility and potential for a hobby room, occasional bedroom or further living space.

Further benefits include gas fired central heating, double glazing throughout and modern kitchen and bathroom fittings. The property is presented to an exceptional standard with no onward work required, allowing any purchaser to move straight in and enjoy.



Tel: 01492 642551

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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)

Reception Hall:

Radiator with cover; coving; uPVC double glazed front door.

Lounge:

10'5" x 11'3" (3.18m x 3.45m)

Feature fireplace surround and hearth with electric coal effect fire; TV point; bay window overlooking front with 'New England' shutters; radiator; coved ceiling; timber and glazed door.

Dining Room:

14'1" x 11'10" (4.3m x 3.63m)

Balustrade and spindle staircase leading off to first floor level; Karndean flooring; radiator; uPVC double glazed window to rear; dado rail; under stair storage cupboard. Peninsula base unit sub-dividing from kitchen.



Kitchen:

7'8" x 7'10" (2.36m x 2.39m)

Peninsula breakfast bar and base unit. Fitted range of base and wall units in grey with wood effect worktops; integrated electric stainless steel oven with ceramic hob and concealed extractor above; single drainer sink; wall tiling; uPVC double glazed window to rear; space for 'American' fridge.

Rear Utility Entrance:

8'3" x 4'6" (2.53m x 1.39m)

UPVC double glazed window overlooking rear; door leading to outside; cloak hooks; built-in cupboard housing new central heating boiler.

First Floor Landing:

Further staircase leading up to attic room.

Bathroom:

9'3" x 7'10" (2.83m x 2.4m)

Newly fitted Bathroom suite comprising 'P' shaped panelled bath with electric shower above; shower screen; pedestal wash hand basin; low level WC; chrome ladder style heated towel rail; mirror with integrated lighting; wall and floor tiling; built-in linen cupboard with louvre doors.

Bedroom 1:

13'1" x 11'3" (4m x 3.44m)

Two uPVC double glazed windows overlooking front with 'new england' shutters; radiator.

Bedroom 2:

11'11" x 9'0" (3.64m x 2.76m)

UPVC double glazed window overlooking rear; radiator.

Attic Room:

13'1" x 11'6" (3.99m x 3.51m)

Eaves storage area; velux double glazed window to rear pitch.

Outside:

Small forecourt garden area to front. Landscaped rear garden designed for low maintenance enjoyment and outdoor entertaining. The garden benefits from an attractive seating area together with a superb detached garden studio, ideal for use as a home office, gym or entertaining space. Substantial basement storage area extending beneath the property, offering excellent potential for a variety of uses subject to requirements.

Garden Studio:

9'4" x 7'4" (2.85m x 2.25m)

UPVC french doors; power and light connected.

Services:

Mains water, electricity, gas and drainage are connected. Gas fire central heating.



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.

Directions:

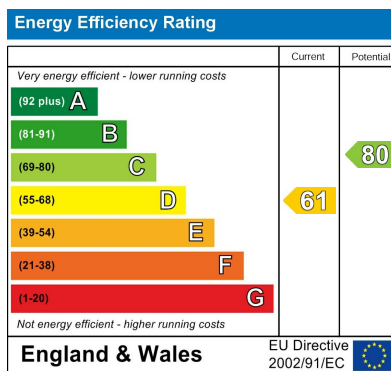
From the agents office continue up Denbigh Street towards Abergele road and the property will be viewed on your right.

Council Tax:

Band B.







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

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