



5 Salisbury Terrace
Llanrwst LL26 0DU

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£215,000

A spacious, immaculately presented 3 bedroom mid-terrace house which has been sympathetically renovated and improved over the years to provide a stylish and comfortable home.

Tenure-Freehold Council Tax- C EPC-C

This impressive home is conveniently situated on the level, within walking distance of all local amenities. The accommodation is arranged over two floors and comprises an entrance hall, attractive lounge with feature fireplace, modern breakfast kitchen, extended breakfast/dining room and utility room. To the first floor is a spacious split-level landing, three bedrooms and an impressive contemporary four-piece bathroom with bath and separate shower enclosure. The property benefits from uPVC double glazing and central heating. Outside, there is an attractive, enclosed and low-maintenance paved courtyard garden to the rear, providing an ideal space for outdoor seating and entertaining. Beautifully presented throughout, the property is ready for immediate occupation and viewing is highly recommended.



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.

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The Accommodation Affords:
(Approximate measurements only)

Front Entrance

uPVC double glazed front door leading to Reception Hall, radiator, dado rail, staircase leading off to first floor level. Doorway leading through to Breakfast Kitchen.

Breakfast Kitchen 11'6" x 13'0" (3.52m x 3.98m)

Fitted range of base and wall units with complementary worktops, stainless steel integrated oven, four plate ceramic hob with filter extractor above, space for fridge/freezer, peninsular breakfast bar, space for freezer, alcove cupboard with shelving, twin timber 15 unit glazed doors leading to Lounge.

Lounge 12'8" x 11'1" (3.88m x 3.39m)

Large uPVC double glazed bay window overlooking front, feature Adam style fireplace surround with open coal fire, granite hearth and surround, coved ceiling. Timber and glazed door leading to Breakfast Room.

Breakfast Room 7'5" x 7'3" (2.27m x 2.22m)

Radiator, laminated floor, uPVC double glazed window and door to rear, wall light.



Utility Room 8'3" x 7'8" (2.53m x 2.34m)

Base unit with 1.5 bowl inset sink, wall mounted Worcester gas combi boiler for central heating and hot water, plumbing and space for automatic washing machine and dishwasher. Understairs storage cupboard and cloak hanging hooks.

First Floor

Landing with access to roof space, radiator.

Bedroom 1 12'2" x 8'10" (3.71m x 2.71m)

uPVC double glazed window overlooking front of property, double panel radiator.

Bedroom 2 10'9" x 10'10" (3.28m x 3.32m)

Double panel radiator, built-in wardrobe, uPVC double glazed window overlooking rear.

Bedroom 3 8'11" x 6'3" (2.72m x 1.93m)

(currently used as dressing room)
uPVC double glazed window overlooking front, telephone point, laminated floor, radiator.

Bathroom

Modern four piece suite comprising; shower enclosure, vanity wash basin, panelled bath, low level w.c. wall and floor tiling, two large Velux double glazed windows to rear, wall mounted mirror with integrated lighting, ladder style chrome heated towel rail.

Outside

The property has an attractive courtyard garden to rear, mainly flagged with high level walling providing privacy, outside seating area. The current owner also makes use of a timber shed which is located on the opposite side of the access lane at the back. This is not in ownership, but has been used by the current owner unopposed for a number of years. Please ask your legal advisor for any liabilities in terms of future use.

Services

Mains electric, water, gas and drainage connected to the property.



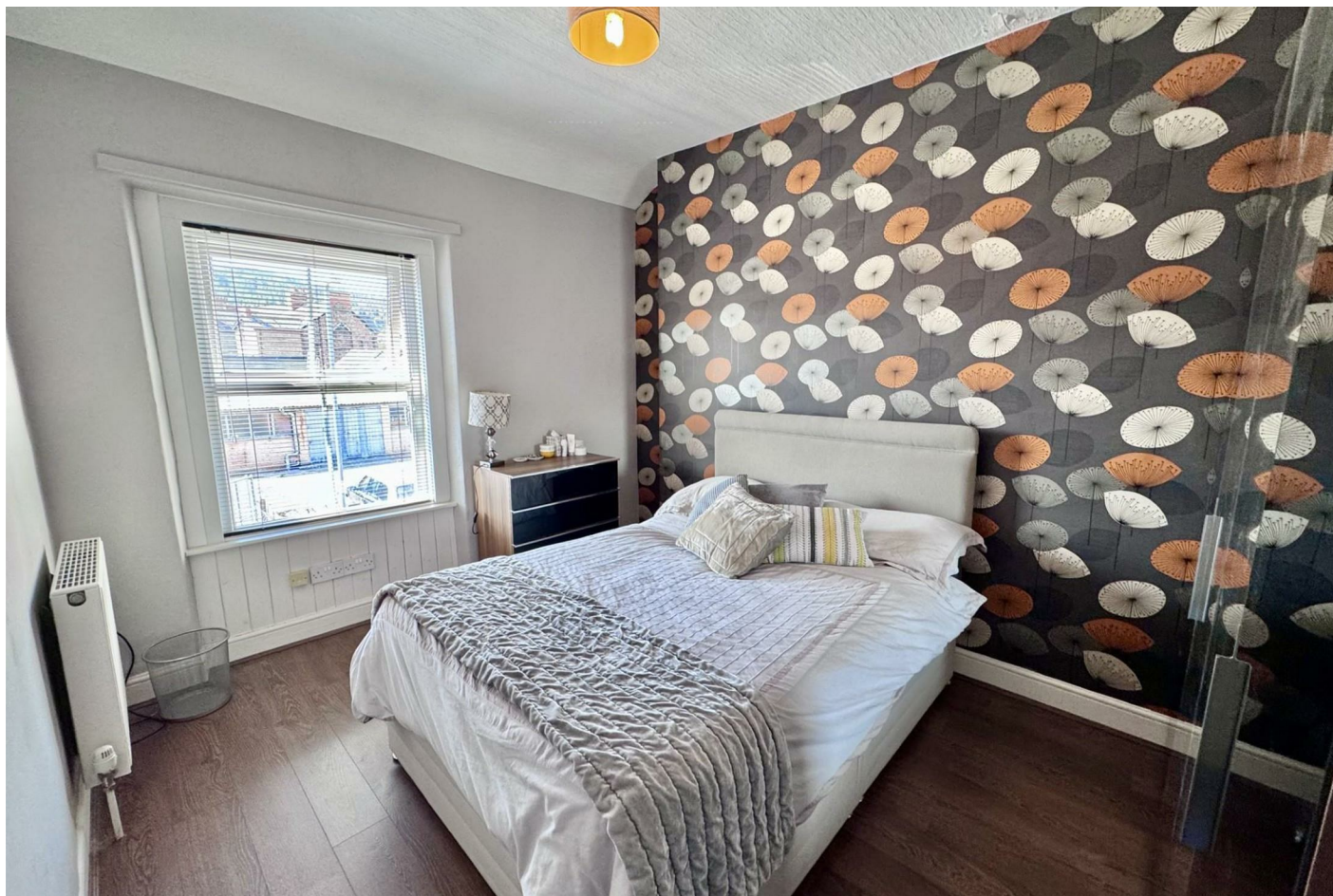
Council Tax
Band C

Viewing

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

Proof Of Funds

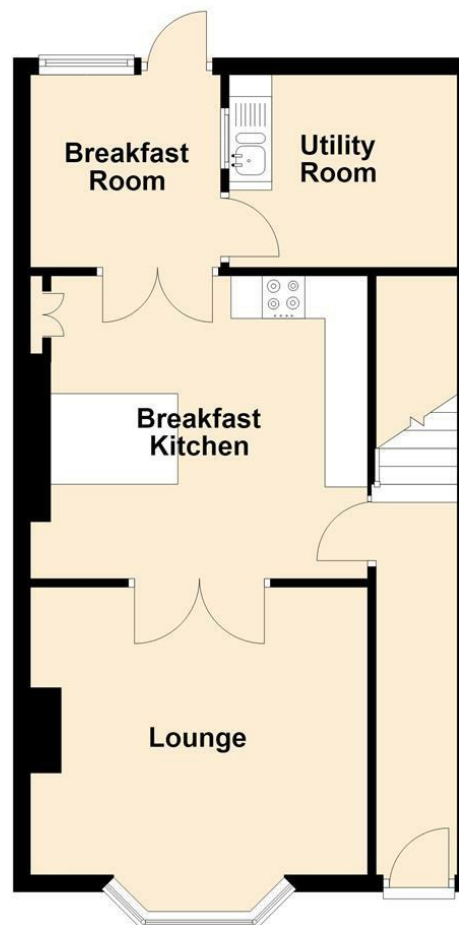
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

Ground Floor
Approx. 47.3 sq. metres (508.9 sq. feet)



First Floor
Approx. 42.8 sq. metres (460.2 sq. feet)



Total area: approx. 90.0 sq. metres (969.2 sq. feet)

Iwan M Williams Estate Agents

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