



Flat 2, 20 Ancaster Square, Llanrwst, LL26 0LD Ancaster Square £149,950

A spacious, well appointed Town centre apartment offering spacious and immaculately presented modern accommodation in a convenient setting.

VIEWING HIGHLY RECOMMENDED.

Tenure: Leasehold. Council Tax Band - TBA. EPC Rating C.

A renovated and recently completed second floor apartment, offering superb self contained luxury accommodation - ideal first time purchase.

The property offers spacious rooms with an additional converted attic, providing recreational or additional sleeping area. A superb vista over the Town square, convenient for all services, shops and restaurants.

Affording communal entrance and staircase, reception hall, lounge with glass and oak staircase leading to mezzanine attic level, kitchen, 2 super king bedrooms and 1 double bedroom, bathroom and separate w.c. Central heating, uPVC double glazing, modern kitchen and bathroom and outside seating area.



Tel: 01492 642551

<https://www.iwanmwilliams.co.uk>



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)

Communal Ground Floor Access
With turn staircase leading up to second floor level.

Reception Hall
With intercom door release system.

Lounge
16'8" x 17'9" (5.1m x 5.43m)
t.v. point, 2 radiators, 2 uPVC double glazed windows overlooking front with quartz window sills.
Glass and oak staircase leading up to Attic Room.

Attic Room
16'3" x 16'4" (4.97m x 5.0m)
Velux double glazed window to rear, built-in eaves storage cupboard, radiator, 'A' frame roof timber.
This is an ideal additional bedroom area or recreational space/study.

Bedroom 1
12'5" x 9'8" (3.8m x 2.97m)
Radiator, Velux window, t.v. point.



Bedroom 2:

11'5" x 11'8" (3.49m x 3.58m)

Radiator, uPVC double glazed window overlooking side, t.v. point.

Bedroom 3

11'3" x 9'5" (3.45m x 2.89m)

uPVC double glazed window overlooking side, t.v. point, radiator.

Breakfast Kitchen

Modern range of base and wall units with complimentary quartz worktops and splashback, stainless steel oven, four plate hob and contemporary canopy extractor above. Integrated dishwasher space for fridge/freezer, breakfast bar, concealed kick board lighting, tiled floor, uPVC double glazed window overlooking rear.

Bathroom

Fully tiled bathroom with three piece suite, comprising bath, shower enclosure, vanity wash basin with mirror and light above, low level w.c. Separate w.c. with low level suite, vanity wash basin and mirror.

Outside

The property benefits from a shared courtyard area, providing outside seating area, but this may be sub divided to provide a private area for both Flat 1 and 2.

Services

Mains water, electricity, gas and drainage are 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

To be confirmed.

Directions

The property is located above Maid in North Wales

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.

Tenure

Leasehold - New lease to be drafted at point of sale.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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 opinion must be treated as given on the same basis as these particulars.

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