



15 Parc Conwy
Llanrwst LL26 0NE



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£415,000

Beautifully presented detached family home in a select cul-de-sac development located on the edge of the town in a select and sought after location.

VIEWING HIGHLY RECOMMENDED

Tenure - Freehold. EPC Rating - TBA. Council Tax Band - F

Individually designed, providing spacious, well-proportioned rooms throughout. A welcoming entrance hall leads to the principal reception accommodation, including a generous lounge with a pleasant open aspect to the front, together with a further reception room on the ground floor which could equally serve as a sitting room, home office or fourth bedroom, depending on requirements.

At the heart of the home is a beautifully appointed fitted kitchen, finished with quality granite worktops and a range of integrated appliances, providing an excellent space for both everyday living and entertaining. Separate dining room, utility room and shower room.

To the first floor, the spacious landing gives access to three bedrooms. The principal bedroom is a particularly impressive room, benefitting from a dressing area with access through to a large en-suite bathroom. The remaining bedrooms are well-sized and are served by the family bathroom.

Triple glazing and central heating.



Location

Situated within level walking distance of all shops, train 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)

Front Entrance Porch

uPVC triple glazed door and window, timber and glazed door leading to reception hall.

Reception Hall 11'10" x 7'4" (3.63m x 2.25m)

Radiator, balustrade and spindle turned staircase leading off to first floor level, solid oak flooring, understairs storage cupboard with lights connected.

Lounge 19'3" x 14'11" (5.87m x 4.55m)

Herringbone oak flooring, recessed fireplace surround with slate hearth, cast iron log burning stove, two radiators, coved ceiling, uPVC triple glazed window overlooking front elevation.

Sitting Room or Bedroom 4 10'3" x 11'11" (3.14m x 3.64m)

Oak flooring, wall mounted electric fireplace, TV point, uPVC triple glazed window overlooking front, coved ceiling, column radiator.

Breakfast Kitchen 14'4" x 11'8" (4.37m x 3.56m)

Impressive range of base and wall units with granite worktops over, peninsular and return breakfast bar, Smeg dual fuel range cooker with seven ring hob and large Smeg extractor hood above. Inset Belfast style porcelain sink, integrated dishwasher, plumbing for American fridge, integrated microwave and wine cooler, coved ceiling, uPVC triple glazed window overlooking rear. Square archway leading to Dining Room.



Dining Room 14'4" x 11'2" (4.38m x 3.42m)

Double panel radiator, oak flooring uPVC triple glazed French doors leading onto rear garden, twin timber and glazed doors leading to Lounge.

Utility Room 7'6" x 9'6" (2.29m x 2.91m)

Worcester combi boiler for central heating and hot water, base units with worktops over, plumbing for automatic washing machine and space for dryer, sealed drainer sink, double glazed door leading to outside rear.

Shower Room 6'3" x 5'7" (1.93m x 1.71m)

Three piece suite comprising; shower enclosure, low level w.c. pedestal wash handbasin, radiator, extractor fan, wall tiling.

First Floor

Spacious landing, built-in linen cupboard, radiator, access to roof space.

Bedroom 1 19'2" x 14'10" (5.86m x 4.54m)

Built-in wardrobes, coved ceiling, uPVC triple glazed window overlooking front and side elevation with extensive views, two radiators. Doorway to Dressing Room.

Dressing Room 7'7" x 5'5" maximum (2.33m x 1.67m maximum)

Built-in wardrobes with sliding doors along one wall, oak flooring, vanity area. Doorway to Bathroom en-suite.

Bathroom En-Suite 8'5" x 7'6" (2.59m x 2.31m)

Panelled bath, electric shower above, shower screen, low level w.c. wall and floor tiling, radiator, coved ceiling.

Bedroom 2 11'6" x 14'4" (3.51m x 4.37m)

Built-in wardrobes, coved ceiling, radiator, uPVC triple glazed window to rear.

Bedroom 3 11'10" x 10'4" (3.61m x 3.15m)

Radiator, uPVC triple glazed window overlooking front, coved ceiling, radiator.



Family Bathroom 10'8" x 11'1" (3.27m x 3.39m)

Five piece suite comprising; roll top free standing bath with claw feet on a slightly raised plinth, large shower enclosure, pedestal wash handbasin, low level w.c. wall and floor tiling, column radiator, towel rail.

Outside

To the rear is a low-maintenance enclosed garden designed with entertaining in mind, featuring a substantial paved patio area, a covered pergola seating space and a double glazed garden room, ideal for year-round enjoyment. The outside space offers an excellent setting for al fresco dining and social gatherings. There is also the benefit of a garage and off-road parking.

Services

Mains water, electricity, gas and drainage are connected to the property.

Viewing

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

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.

Council Tax

Band F.

Directions

Proceed from Llanrwst in the direction of Betws y Coed along the A470, turn right into Parc yr Eryr and follow the road round to the right. Continue straight ahead and No.15 Parc Conwy is the second on the right.



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

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