



Bron Heulog

Llanrwst LL26 0EF

£399,950

A beautifully presented 4 bedroom family home set in large garden enjoying open views. Convenient location on edge of the town.

INSPECTION HIGHLY RECOMMENDED

Tenure: Freehold. Council Tax - F. EPC Rating - D.

Spacious, recently upgraded and refurbished home with character features. The original double fronted house has been largely extended over two floors to one side and has a large front conservatory which opens onto front patio and garden and enjoys extensive views.

Reception Hall, Dining Room, Breakfast Kitchen, Lounge, Conservatory, Rear Entrance Lobby, Utility Room, Spacious Landing, Main Bedroom with walk in Dressing Room and En - suite Shower Room, Luxury Bathroom, Bedroom 2, Bedroom 3, Bedroom 4, Bedroom 5/Study.

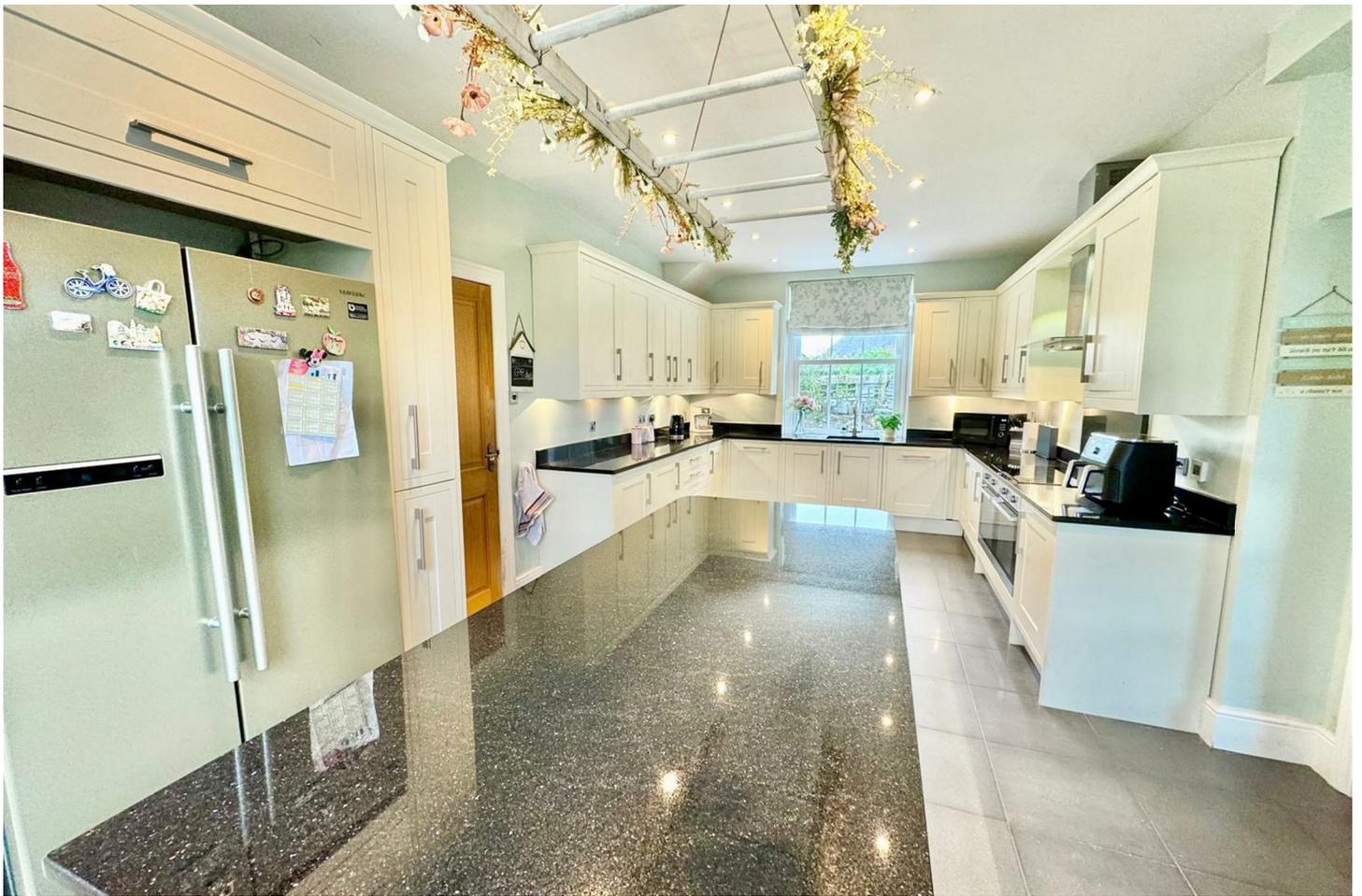
Central Heating and Double glazing, Modern Kitchen with built in appliances and granite worktops, log burning stove, modern bathroom.

Garage, parking and established garden.



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 measurement only)

From Entrance Porch

Reception Hall

Attractive original Minton style tiled floor, dado rail, coved ceiling, double panelled radiator, feature balustrade and spindle staircase leading off to first floor.

Dining Room

11'5" x 11'6" (3.5m x 3.51m)

Feature mock fireplace, laminated timber effect floor, uPVC double glazed sash bay window overlooking front of property, shelved recess alcove, double panelled radiator.



Large Breakfast Kitchen

11'11" x 20'7" (3.64m x 6.29m)

Fitted range of modern base and wall units with complementary granite worktops, moulded drainer and inset sink with mixer tap, integrated dishwasher, under cupboard lighting, 2 integrated stainless steel ovens, 5 plate ceramic hob and stainless steel canopy extractor above, large uPVC double glazed Georgian style sash window overlooking rear, tiled floor. Feature island breakfast bar with inset wine rack. Range of shelving, tall cupboards and overhead cupboard, recess for American style fridge. uPVC double glazed bay window overlooking front enjoying open aspect and views. Timber and glazed doors leading through to:-



Lounge

17'7" x 17'8" (5.38m x 5.4m)

Feature rustic brick fireplace surround housing multi fuel stove, slate hearth and timber mantel over, coved ceiling, double panelled radiator, dado rail, attractive engineered timber flooring, TV point, uPVC double glazed windows overlooking side and rear.

Conservatory

12'5" x 10'3" (3.79m x 3.14m)

Engineered oak flooring, double glazed roof and french doors leading onto front garden.

Rear Entrance Lobby

From the main Reception Hall door leads to rear lobby with timber and glazed rear outer door to outside rear. Timber panelled wall with shelving and cloak hooks, timber and glazed door leading to:



Utility Room

8'4" x 12'2" (2.55m x 3.72m)

Former kitchen with single drainer one and half sink with mixer tap, plumbing for washing machine and space for dryer, wall mounted VISEMAN central heating boiler, wall tiling, timber worktops, double panelled radiator, tiled floor.

First Floor

Spacious split landing with dado rail, double panelled radiator, access to roofspace.

Bedroom 1 (inc Dressing room and En-suite)

17'7" x 17'8" max (5.37m x 5.39m max)

Spacious main bedroom with window overlooking front enjoying views. Radiator.

Walk-in dressing room with range of wardrobes.

En-suite shower room with 3 piece suite comprising shower enclosure , pedestal wash hand basin, low level W.C, fully tiled walls, inset spotlighting, chrome towel rail and shelving.



Family Bathroom

Luxury modern 4 piece suite comprising tiled panelled bath with shower and mixer tap adaptor, low level W.C, vanity wash hand basin with waterfall tap, large walk in shower enclosure with glazed screen, chrome fittings, wall mounted mirror and light, inset spotlighting.

Bedroom 2

12'2" x 9'10" (3.71m x 3m)

uPVC double glazed window overlooking rear, double panelled radiator.

Bedroom 3

11'7" x 9'10" (3.55m x 3m)

Radiator, uPVC double glazed sash window overlooking front enjoying views.

Bedroom 4

11'11" x 10'2" (3.64m x 3.11m)

Sash double glazed window overlooking front of property enjoying views, radiator, TV point.

Bedroom 5 / Study

6'0" x 6'6" (1.83m x 2m)

Sash double glazed window overlooking front of property.

Outside

Attractive gardens mainly arranged to the front of the property with a range of small shrubs and established trees; raised seating area with herbaceous borders; sun terrace. Rear access and small stone wall; detached brick built garage with twin timber doors. Front off road parking area providing ample parking for several vehicles.

Services

Mains gas, water electricity 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 Tax Band - "F"

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 town centre continue along the A470 towards Llandudno, going over the stone railway bridge and the property will be viewed the last on the left as you leave the town.

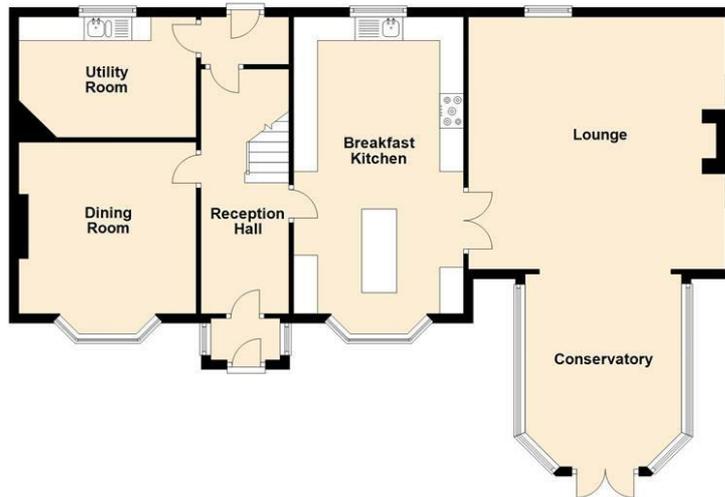
Llanrwst

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		68	
(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	

Ground Floor



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

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