



4 Rhes Tabernacl

Llanrwst LL26 0DG

£179,950

A modern mid-terrace home forming part of a small and attractive development of just four properties, offering well-presented three bedroom accommodation in a highly convenient location within walking distance of the town centre.

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

The property benefits from uPVC double glazing and gas central heating throughout and is ideally suited to first time buyers, young families or those seeking a modern, low-maintenance home close to local amenities.

The accommodation is arranged over two floors and briefly comprises a welcoming entrance porch leading into a comfortable lounge, with stairs rising to the first floor. To the rear is a modern fitted kitchen and dining area, providing an excellent everyday living space with direct access to the rear garden. A useful ground floor WC completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, along with a contemporary family bathroom fitted with a modern suite.

Attractive gardens to both the front and rear. The front garden is designed for ease of maintenance with decorative gravel and paved access. The rear garden features a level lawn, raised planted borders and an inviting paved patio area, ideal for outdoor dining and entertaining. Private parking spaces.



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:

Entrance Porch

Electric switch box. UPVC Double Glazed Front Door

Lounge:

15'1" x 13'2" (4.60 x 4.03)

Radiator; television point; inset spotlighting and wall lighting. Upvc window to front.

Downstairs W.C:

Low level W.C; wash hand basin; radiator; extractor fan; tiled floor.

Kitchen/Diner

13'2" x 9'10" (4.02 x 3)

Fitted range of gloss cream wall and base units; built-in fridge freezer; four ring gas hob with overhead extractor fan and electric oven; plumbing for automatic washing machine; Glow Worm combi boiler; understairs storage cupboard. UPVC double glazed doors leading to rear patio area.



First Floor Landing:

Loft access hatch; smoke detector.

Bedroom 1:

13'2" x 11'2" (4.03 x 3.41)

Radiator; television point; uPVC double glazed window to front.

Bedroom 2

9'10" x 7'0" (3.02 x 2.15)

Radiator; uPVC double glazed window to rear.

Bedroom 3

11'5" x 5'9" (3.48 x 1.76)

Radiator; uPVC double glazed window to rear.

Bathroom

Three piece suite comprising panelled bath with shower over; glass shower screen; low level W.C; pedestal wash hand basin; chrome heated towel rail; tiled floor.

Outside:

Attractive gardens to both the front and rear. The front garden is designed for ease of maintenance with decorative gravel and paved access. The rear garden features a level lawn, raised planted borders and an inviting paved patio area, ideal for outdoor dining and entertaining. Private parking spaces.

Services:

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

Council Tax Band

Conwy County Borough Council tax band - C

Viewing Llanrwst

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.



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

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