



5 Carrington Terrace
Llanrwst LL26 0EB

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£340,000

A substantial beautifully presented Victorian townhouse, occupying a convenient position on the outskirts of the market town and within easy walking distance of the town centre, railway station and the popular riverside walk over Gower bridge towards Trefriw.,

Tenure: Freehold. EPC - TBA. Council Tax Band - D.

Beautifully presented throughout, the property retains much of its original character and charm, with generously proportioned accommodation arranged over three floors together with useful lower ground floor basement rooms.

The accommodation offers an impressive entrance hall with original style tiled flooring and staircase, two spacious reception rooms to the ground floor and a well appointed dining kitchen, ideal for family living and entertaining. To the lower ground floor there are three useful basement rooms, offering excellent flexibility for storage, hobbies or ancillary use.

To the upper floors there are six bedrooms in total, together with a particularly spacious family bathroom and separate WC, providing ample accommodation for a growing family or those seeking a home with versatility and space. Gas central heating and double glazing.

The house is complemented by a rear yard together with large garages/workshop buildings, a valuable addition which offers excellent potential for storage, workshop use or a variety of practical purposes.

This is a fine example of a sizeable period home offering character, space and versatility in equal measure, ideally suited to family occupation and conveniently placed for local amenities and transport links.



Location

(approximate measurements only)

Entrance Vestibule:

Original tiled floor; uPVC double glazed windows and door; original timber and leaded glazed door leading to:

Impressive Reception Hall:

Original black and red tiled floor; wall panelling; plate rack; coving; feature balustrade and spindle staircase leading off to first floor level; double panelled radiator.

Living room: 15'1" x 12'0" (4.62 x 3.68)

uPVC double glazed bay window to front elevation enjoying a sunny aspect. Stripped and stained timber floorboards; feature marble 'Adam' style fireplace surround with cast iron inset, open grate and tiled hearth; picture rail and coving; TV point; double panelled radiator.

Dining/Sitting Room: 14'3" x 14'7" (4.36 x 4.47)

Original 'Adam' style marble fireplace surround with slate tiled inset, recess housing multi fuel cast iron stove. uPVC double glazed window to rear; stained timber floorboards; TV point; single radiator; picture rail and coving. Understairs storage cupboard.

Rear Hallway:

Timber and leaded glazed door with steps leading down to:

Large Dining Kitchen: 12'0" x 12'8" (3.67 x 3.87)

Feature former fireplace with arched lintel and recess housing 'Esse' range on tiled hearth; quarry tiled floor; fitted range of base and wall units with complementary worktops; 1 ½ bowl single drainer sink with mixer tap; Split level oven and grill; ceramic hob and canopy extractor above; plumbing for dishwasher; timber clad ceiling with inset spotlighting; extractor fan; uPVC double glazed window to rear; double panelled radiator; telephone point.

Pine door leading down to:

Lower Ground Floor.

Store Area: 20'7" x 27'6" (6.29 x 8.39)

Sub-divided into three rooms.

Utility Area:

Worktop and space for fridge freezer; space for fridge; cloak hanging hooks; freezer store area; electric meters; tiled floor. Doorway to:



Store and Workshop:

Two uPVC double glazed windows to front elevation; light and power connected; range of shelving.

Large Utility Room:

Plumbing for automatic washing machine and vent for dryer; wall mounted combi boiler for central heating and hot water; 'Belfast' porcelain sink; recessed former fireplace; ample storage; power and light connected. External rear door.

Mezzanine Level:

Separate WC:

Low level W.C.; tiled surround; radiator; uPVC double glazed window; coving.

Bathroom: 11 x 10 (3.35m x 3.05m)

Roll top bath with claw feet, antique style tap shower adaptor, concealed cistern W.C. and vanity wash basin, corner shower enclosure, 2 ladder style heated towel rails. timber cladding to wainscots level; inset spotlighting; uPVC double glazed window to side elevation.

FIRST FLOOR LEVEL - Landing:

With further balustrade and spindle staircase leading off to second floor level. Radiator.

Bedroom No 1: 11'10" x 12'9" (3.61 x 3.9)

Stained timber floor boarding; uPVC double glazed bay window overlooking front with open aspect and views. Coved ceiling; picture rail; radiator.

Bedroom No 2: 10'2" x 12'9" (3.11 x 3.9)

(Currently used as study). Timber fireplace surround with tiled inset and hearth; uPVC double glazed window to front; radiator; coved ceiling; telephone point.

Bedroom No 3: 13'9" x 10'3" (4.2 x 3.13)

UPVC double glazed window overlooking rear; built-in recessed walk-in wardrobe with fitted shelving; double panelled radiator.

SECOND FLOOR - Landing:

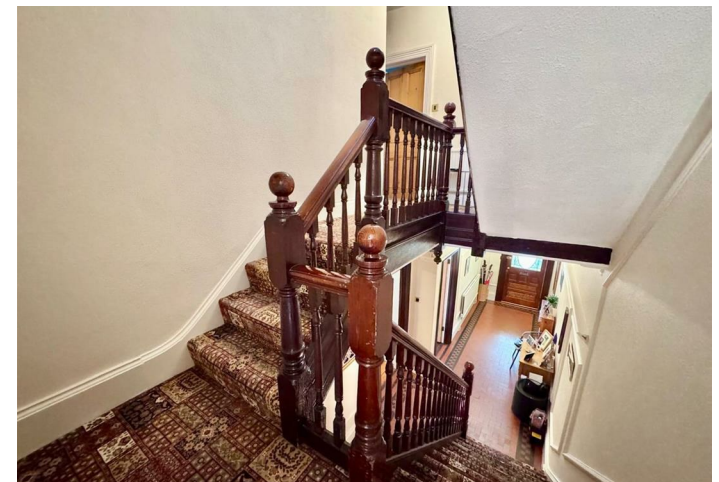
Velux style double glazed window to rear; access to roof space.

Bedroom No 4: 13'1" x 10'6" (4 x 3.21)

Stained timber floor boards; built-in wardrobe to recess alcove; uPVC double glazed window overlooking front with views over open fields to surrounding countryside; radiator.

Bedroom No 5: 10'10" x 13'1" (3.32 x 4)

Built-in wardrobe to recess; stained floor boards; radiator; uPVC double glazed window overlooking front with views.



Bedroom No 6: 13'10" x 14'7" maximum (4.22 x 4.46 maximum)

Built-in book shelving to recessed alcoves; laminated timber effect floor; double panelled radiator; uPVC double glazed window to rear elevation.

Council Tax Band

Conwy County Borough Council tax band - D

Outside:

A lovely rear enclosed courtyard with seating area, outside lighting and water tap. Front garden is landscaped with established plants and Victorian style planting and gravelled areas; wrought iron gate to front.

In addition to the rear courtyard, there is also a separate parcel of land comprising yard and garages which would be suitable for a variety of uses (subject to any consents required)

The garages are substantial and have sliding timber doors. There is vehicular access from upper level to the site.

Directions:

From Llanrwst town square continue along Station Road (A470) in the direction of Llandudno. Pass Y Dolydd (Meadowsweet) Hotel on the right hand side and Carrington Terrace is further along on the right hand side.

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

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

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